WORKSHOP AGENDA

Planning Commission
May 13, 2025 @ 5:30 PM
For the May 27, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: April 29, 2025 Regular Meeting and May 13, 2025 Workshop.

2. Public Comment Period.

NEW BUSINESS

3. Final Plat - Arbor Ridge, Section 9A - 44 Lots on 22.41 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.

4. Final Plat - Arbor Ridge, Section 9B - 38 Lots on 12.69 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.

5. Final Plat - Arbor Ridge, Section 12 - 65 Lots on 16.23 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.

6. Site Plan – Chase Bank – New Building of 3,333 Square Feet on 2.26 Acres. Requested by Kimley Horn. Property located at 101 Floyd Mayfield Dr. (Tax Map 14, Parcel 72.1). C-2 (Highway Service) Zoning District. Property owned by Chase Bank.

7. Site Plan – Smoke Club 13 – New Building of 2,759 Square Feet on 0.42 Acres. Requested by Dean Design Group. Property located at 5234 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Smoke Club 13, LLC.

8. Site Plan – 314 Retail Building – New Building of 9,750 Square Feet on 1.01 Acres. Requested by Danny Wamble. Property located at 314 Old Nashville Highway (Tax Map 17D, Group B, Parcel 15). C-2 (Highway Service) Zoning District. Property owned by Good Brothers, LLC.

9. Final Plat - The Retreat at Finch Branch, Section 4 - 38 Lots on 16.91 Acres. Requested by SEC, Inc. Property located on Greenwood Dr. (Tax Map 17L, Group A, 8.08). R-2 (Medium Density Residential) Zoning District. Property owned by Finch Branch Building Group, LLC.

10. Final Plat - Starbucks - Two Lots on 2.26 Acres. Requested by DMG, LLC. Property located at 101 Floyd Mayfield Dr. (Tax Map 14P, Group B, Parcel 4). C-2 (Highway Service) Zoning District. Property owned by Restaurant Retail Properties, LLC.

11. Site Plan – Starbucks – New Building of 2,500 Square Feet on 2.26 Acres. Requested by DMG, LLC. Property located at 101 Floyd Mayfield Dr. (Tax Map 14P, Group B, Parcel 4). C-2 (Highway Service) Zoning District. Property owned by Restaurant Retail Properties, LLC.

12. Final Plat - The Retreat at Finch Branch, Section 3 - 40 Lots on 20.75 Acres. Requested by SEC, Inc. Property located off Spring Street (Tax Map 17L, Group A, 8.08). R-2 (Medium Density Residential) Zoning District. Property owned by Finch Branch Building Group, LLC.

13. Bonds/Letters of Credit Update.

14. Discussion - New Zoning Ordinance.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON APRIL 29, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on April 29, 2025, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr, Mayor Jason Cole, Secretary Graeme Coates, Tabatha Howard, Terry Coleman, Mark Molnar, and Jim Hesemann.

A quorum was determined.

ORDER OF BUSINESS

1. Approve Minutes: March 25, 2024 Regular Meeting and April 15, 2025 Workshop.

A motion, made by Mayor Cole, seconded by Mark Molnar, to approve the minutes of the March 25, 2025 Regular Meeting and April 15, 2025 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

NEW BUSINESS

3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Equitable Property Company, LLC - 76.55 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by the Industrial Development Board of the City of La Vergne.

Mr. Bo Logan gave his report.

Mr. Land Deleot, 3201 Trevor St, Ste 200, Nashville, approached the podium.

Mr. Molnar made comments about the project and the citizens' thoughts. Mayor Cole made comments about his conversations with different members of the community.

A motion, made by Mayor Cole, seconded by Mark Molnar, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

4. Final Plat - Arbor Ridge, Section 11. 19 Lots on 6.58 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.

Mr. Logan gave his report.

A motion was made by Mark Molnar to approve the final plat. Mayor Cole asked for the applicant to field questions.

Mr. Aws Ahmed, SEC, approached the podium. Mayor Cole asked if all lots were buildable. Mr. Ahmed stated that they were.

The motion was seconded by Jim Heseman to approve the final plat as submitted, and was adopted with all voting AYE.

5. Site Plan - Fifth Third Bank - New Building of 2,014 Square Feet on 0.77 Acres. Requested by Infinity. Property located at 5343 Murfreesboro Road (Tax Map 14, Parcel 72.1). C-2 (Highway Service) Zoning District. Property owned by Woodhaven La Vergne, LLC.

Mr. Logan gave his report. Mr. Blair handed out the material board and architecture elevations showing the exterior. Mr. Lide stated they will not have any problem with the fire department getting into the lot. He stated they will have access from the back.

Mr. Praphon Vassanapradit, 11229 Gold Compass St, Tampa, approached the podium. Mayor Cole asked the applicant about the sidewalk. Mr. Vassanapradit explained the dimensions.

Mr. Molnar asked about the colors on the material board.

Tim Loken, BDG Architects, 6725 Porterfield Rd, Charlotte, explained the colors of the material board. A discussion ensued.

A motion, made by Mayor Cole, seconded by Secretary Coates, to approve the site plan as submitted, was adopted with all voting AYE.

6. Bonds/Letters of Credit Update.

Ms. Williams updated the board on the status of bonds and letters of credit.

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No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:24 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 3. **Item Title: Final Plat - Arbor Ridge, Section 9A - 44 Lots on 22.41 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-Secton 9A located on 22.41 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR which allows for varying densities.

The property is located off of Waldron Road. The proposed layout shows 44 new lots with common areas. The common area (incl the detention pond) is 3.89 acres and the residential lots comprise the remaining acreage. Also shown is the layout of a new street, Cowslip Way.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Provide draft LTMA/LTMP
2. Provide performance bond estimate
3. Provide total acreage of area being platted
4. Show size for all proposed public water lines
5. Show size for all proposed public sanitary sewer lines

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

1. Provide proper easement referencing, all sheets. Label easements per the recorded document. Examples: RB2373 PG2901, should be referenced as “PUDE,” rather than “SAN SEWER,” RB144 PG2950 should be referenced as “UTILITY” not “SAN SEWER,” and RB144 PG2956 on Sht 1 should be referenced as “Property Deed,” rather than “ESMT.”
2. Sht 2/4 - Please show and label existing 8”S in Buffalo Dr and south of Buffalo Dr to which this section of development drains (the sewer within RB144 PG2950).
3. Sht 2/4 - Show and label proposed 10” sewer per W.R.S.A.Z. within the “PUDE” easement heading north toward the 180 Blair Rd property.

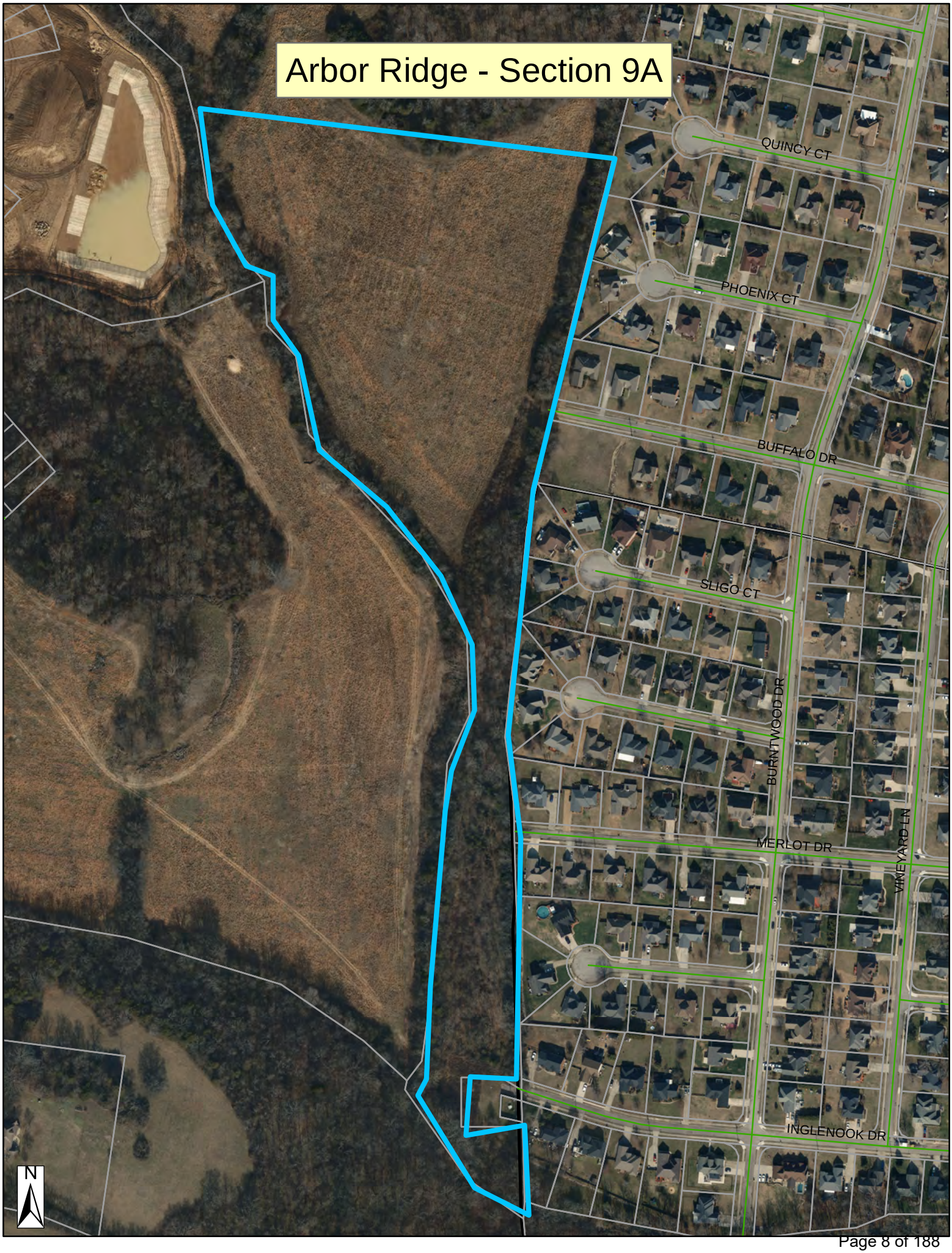
4. As previously discussed, please provide a 10' PUDE along property frontages of roads for FH's, and water meter boxes, etc.; rather than 10' sectional easements just around fire hydrants.

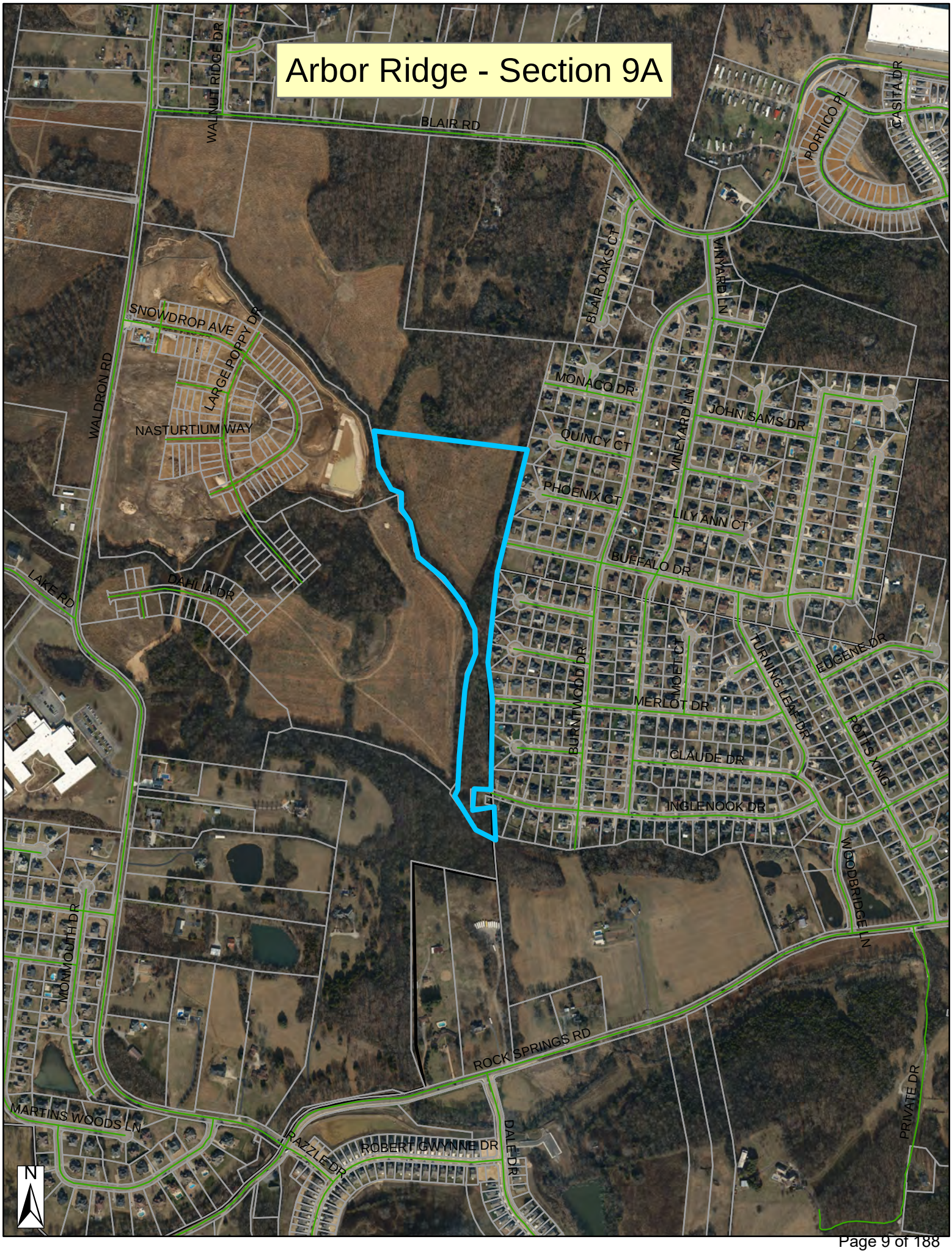
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

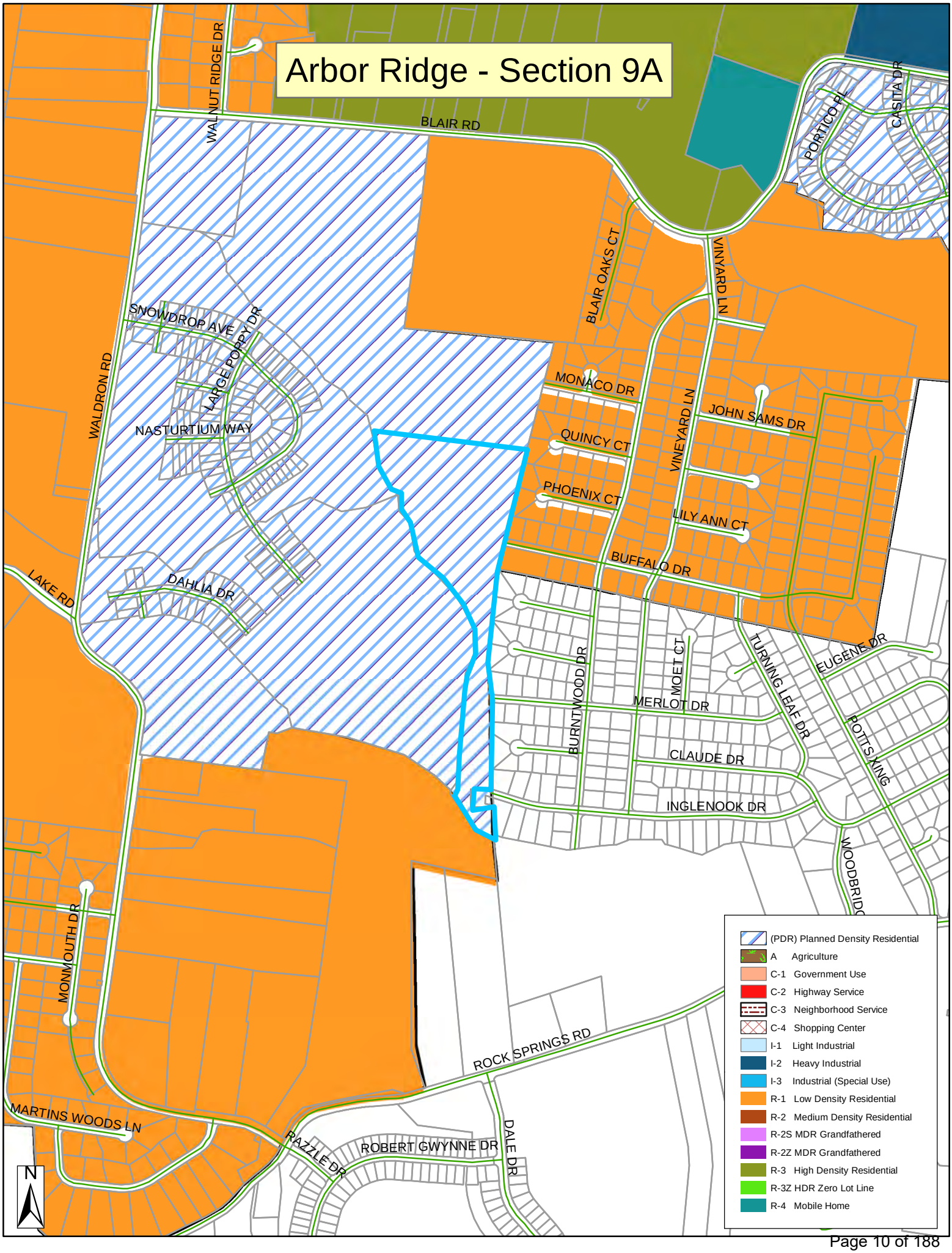
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.


Arbor Ridge - Section 9A
QUINCY CT
PHOENIX CT
BUFFALO DR
SLIGO CT
BURNTWOOD DR
MERLOT DR
VINEYARD LN
INGLENOOK DR
N


Arbor Ridge - Section 9A
WALNUT RIDGE DR
BLAIR RD
PORTICO PL
CASITA DR
BLAIR OAKS CT
VINYARD LN
SNOWDROP AVE
LARGE POPPY DR
WALDRON RD
MONACO DR
JOHN SAMS DR
QUINCY CT
VINEYARD LN
NASTURTIUM WAY
PHOENIX CT
LILY ANN CT
BUFFALO DR
LAKE RD
DAHLIA DR
BURNTWOOD DR
MOET CT
TURNING LEAF DR
EUGENE DR
MERLOT DR
POTTS XING
CLAUDE DR
INGLENOOK DR
WOODBRIDGE LN
MONMOUTH DR
ROCK SPRINGS RD
PRIVATE DR
MARTINS WOODS LN
RAZZLE DR
ROBERT GWINNE DR
DALE DR
N


Arbor Ridge - Section 9A
WALNUT RIDGE DR
BLAIR RD
PORTICO PL
CASITA DR
BLAIR OAKS CT
VINYARD LN
MONACO DR
JOHN SAMS DR
QUINCY CT
VINEYARD LN
PHOENIX CT
LILY ANN CT
BUFFALO DR
SNOWDROP AVE
LARGE POPPY DR
WALDRON RD
NASTURTIUM WAY
LAKE RD
DAHLIA DR
BURNTWOOD DR
MOET CT
TURNING LEAF DR
EUGENE DR
MERLOT DR
POTTS XING
CLAUDE DR
INGLENOOK DR
WOODBRIDG
MONMOUTH DR
ROCK SPRINGS RD
MARTINS WOODS LN
RAZZLE DR
ROBERT GWYNNE DR
DALE DR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 44 SINGLE FAMILY LOTS, 2 COMMON AREAS AND SANITARY SEWER AND WATER EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL).
   MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 35' FT.
   SIDE = 5' FT.
   REAR = 20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. ____, PG. ____, R.O.R.C., TN.
10. THIS IS A CATEGORY IV SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 0820-03-.07.

LOT AREA TABLE

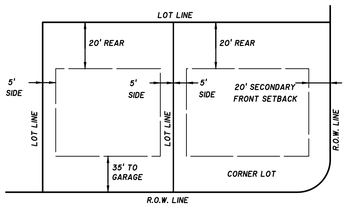
LOT	SQ. FT.	ACRES
335	8,865.51	0.20
336	8,859.58	0.20
337	8,855.02	0.20
338	8,857.57	0.20
339	8,861.16	0.20
340	8,872.41	0.20
341	8,892.86	0.20
342	9,708.25	0.22
343	10,722.45	0.25
344	11,544.09	0.27
345	13,765.73	0.32
346	7,876.30	0.18
347	7,887.19	0.18
348	7,898.22	0.18
349	7,081.03	0.16
350	7,000.00	0.16
351	7,000.00	0.16
352	7,000.00	0.16
353	7,000.00	0.16
354	7,000.00	0.16
355	14,245.18	0.33
356	8,771.89	0.20
357	7,024.81	0.16
358	6,999.83	0.16
359	7,000.00	0.16
360	7,000.00	0.16
361	7,000.00	0.16
362	7,000.00	0.16
363	7,000.00	0.16
364	7,000.00	0.16
365	7,000.00	0.16
366	7,000.00	0.16
367	7,000.00	0.16
368	7,000.00	0.16
369	7,373.82	0.17
370	7,776.73	0.18
371	12,920.89	0.30
372	8,040.81	0.18
373	7,000.00	0.16
374	7,000.00	0.16
375	7,000.00	0.16
376	7,000.00	0.16
377	7,000.00	0.16
378	7,000.00	0.16
ROW	89,831.07	2.06
CA "J"	132,625.56	3.04
CA "H"	395,138.86	9.07
Total	976,296.81	22.41

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05° 08' 59" W	65.75'
L2	S 07° 56' 36" E	46.63'
L3	S 01° 10' 59" E	42.33'
L4	S 01° 33' 39" E	50.92'
L5	S 02° 09' 35" E	70.84'
L6	S 01° 53' 12" E	80.18'
L7	S 01° 29' 17" E	26.50'
L8	N 59° 00' 00" W	56.60'
L9	N 90° 00' 00" W	94.10'
L10	S 03° 34' 11" W	41.56'
L11	N 10° 01' 44" E	21.92'
L12	N 37° 42' 15" E	58.60'
L13	N 87° 06' 18" E	40.06'
L14	N 22° 00' 17" E	34.15'
L15	S 14° 09' 07" W	28.56'
L16	N 14° 09' 07" E	21.49'
L17	S 78° 55' 32" E	29.97'
L18	N 78° 03' 12" W	34.84'
L19	S 46° 54' 54" W	9.61'
L20	N 46° 54' 54" E	9.61'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	525.00'	25.83'	N 15° 33' 41" E	25.83'	002°49'09"
C2	525.00'	50.02'	N 19° 42' 02" E	50.00'	005°27'32"
C3	525.00'	50.02'	N 25° 09' 33" E	50.00'	005°27'32"
C4	475.00'	167.42'	N 68° 49' 42" W	166.55'	020°11'40"
C5	25.00'	39.94'	N 12° 57' 28" W	35.83'	091°32'48"
C6	525.00'	45.14'	N 30° 21' 07" E	45.13'	004°55'36"
C7	525.00'	50.07'	S 69° 25' 41" E	50.05'	006°27'53"
C8	525.00'	50.05'	S 63° 57' 52" E	50.03'	005°27'45"
C9	525.00'	50.03'	S 58° 30' 11" E	50.01'	005°27'37"
C10	525.00'	2.04'	S 55° 39' 42" E	2.04'	000°13'23"
C11	475.00'	85.02'	S 27° 24' 46" W	84.91'	010°15'19"
C12	25.00'	40.10'	S 78° 29' 43" W	35.94'	091°54'34"
C13	475.00'	67.43'	S 18° 13' 07" W	67.37'	008°08'00"
C14	625.00'	23.54'	N 15° 13' 51" E	23.54'	002°09'28"
C15	625.00'	50.01'	N 18° 36' 08" E	50.00'	004°35'06"
C16	25.00'	35.69'	N 14° 38' 55" W	32.74'	081°48'10"
C17	625.00'	58.45'	N 23° 34' 25" E	58.43'	005°21'29"
C18	575.00'	59.49'	S 17° 06' 56" W	59.46'	005°55'39"
C19	525.00'	54.00'	N 75° 06' 25" W	53.97'	006°53'35"
C20	25.00'	38.99'	S 79° 46' 22" W	35.16'	089°21'16"
C21	625.00'	128.93'	S 41° 00' 19" W	128.70'	011°49'11"
C22	575.00'	269.31'	N 33° 29' 50" E	266.86'	026°50'09"



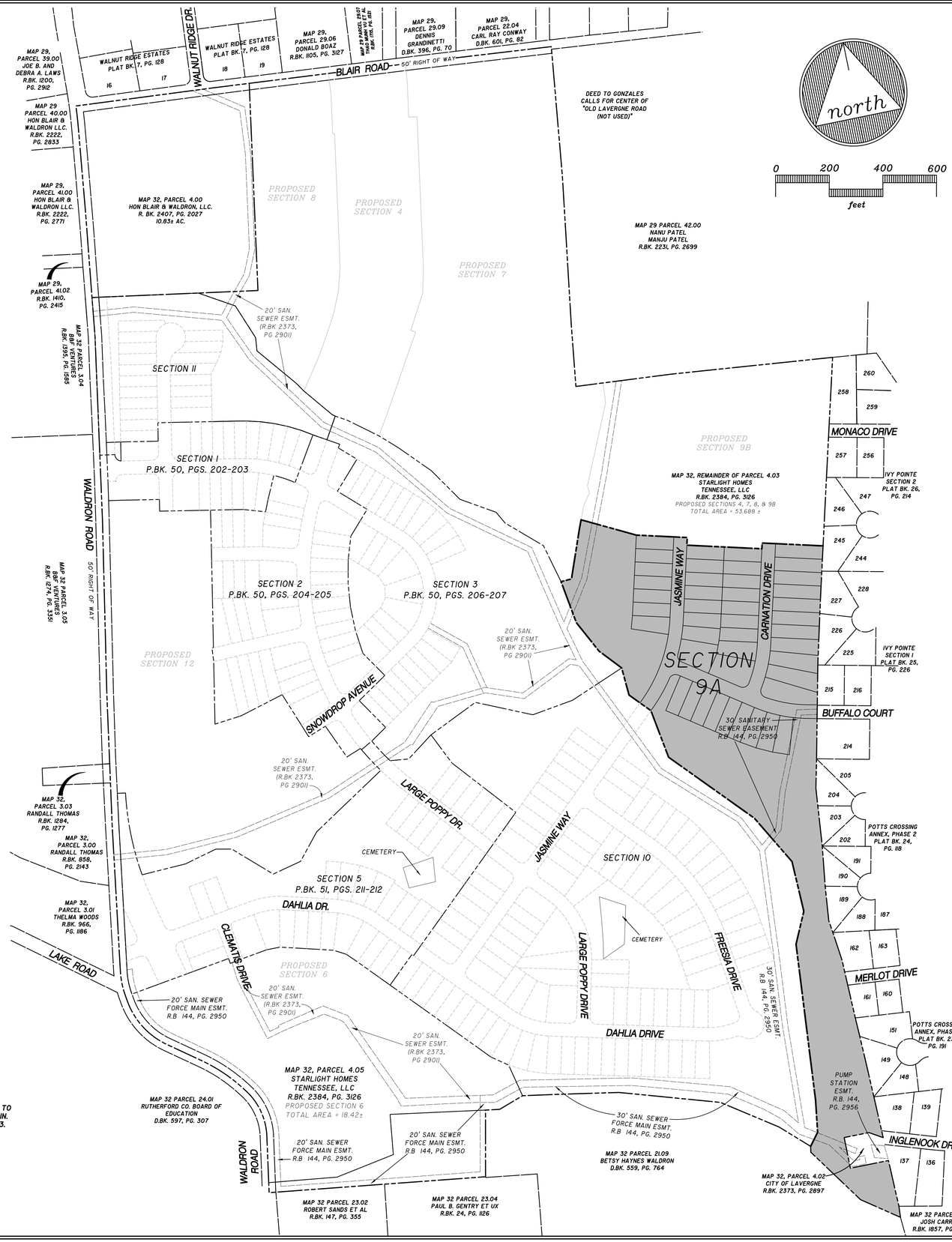
MINIMUM BUILDING SETBACK DETAIL
N.T.S.

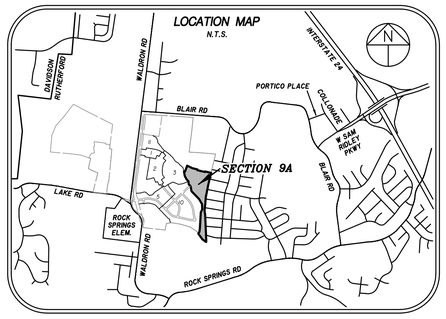
OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.03
R.BK. 2384, PG. 3126 R.O.R.C., TN

ZONING: PDR
SECTION 9A: 44 LOTS ON 22.413± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM





CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 3126, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____

DEED REFERENCE:
TAX MAP 32, P/O PARCEL 4.03
RECORD BOOK 2384, PAGE 3126

MATTHEW CALDWELL, SENIOR ASSOCIATE
BROOKFIELD HOLDINGS (ARBOR) LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

DATE 4-28-25 David A. Parker
REGISTERED LAND SURVEYOR

TENN. R.L.S. NO. 2381

DAVID A. PARKER — REGISTERED LAND SURVEYOR — NO. 2381 — TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 9A" HAS\HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 9A" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR, (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT - COVER SHEET

SECTION 9A ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
18314.34	4/28/25 REV:	18314.34_ARSection9A (Cover)	WCC	1" = 200'	1 OF 4

LOT AREA TABLE

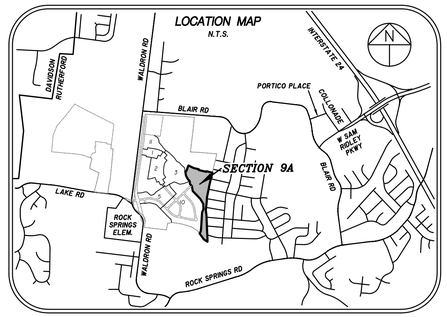
LOT	SQ. FT.	ACRES
335	8,865.51	0.20
336	8,859.58	0.20
337	8,855.02	0.20
338	8,857.57	0.20
339	8,861.16	0.20
340	8,872.41	0.20
341	8,892.86	0.20
342	9,708.25	0.22
343	10,722.45	0.25
344	11,544.09	0.27
345	13,765.73	0.32
346	7,876.30	0.18
347	7,887.19	0.18
348	7,898.22	0.18
349	7,081.03	0.16
350	7,000.00	0.16
351	7,000.00	0.16
352	7,000.00	0.16
353	7,000.00	0.16
354	7,000.00	0.16
355	14,245.18	0.33
356	8,771.89	0.20
357	7,024.81	0.16
358	6,999.83	0.16
359	7,000.00	0.16
360	7,000.00	0.16
361	7,000.00	0.16
362	7,000.00	0.16
363	7,000.00	0.16
364	7,000.00	0.16
365	7,000.00	0.16
366	7,000.00	0.16
367	7,000.00	0.16
368	7,000.00	0.16
369	7,373.82	0.17
370	7,776.73	0.18
371	12,920.89	0.30
372	8,040.81	0.18
373	7,000.00	0.16
374	7,000.00	0.16
375	7,000.00	0.16
376	7,000.00	0.16
377	7,000.00	0.16
378	7,000.00	0.16
ROW	89,831.07	2.06
C.A.#1	132,625.56	3.04
C.A.#2	395,138.86	9.07
Total	976,296.81	22.41

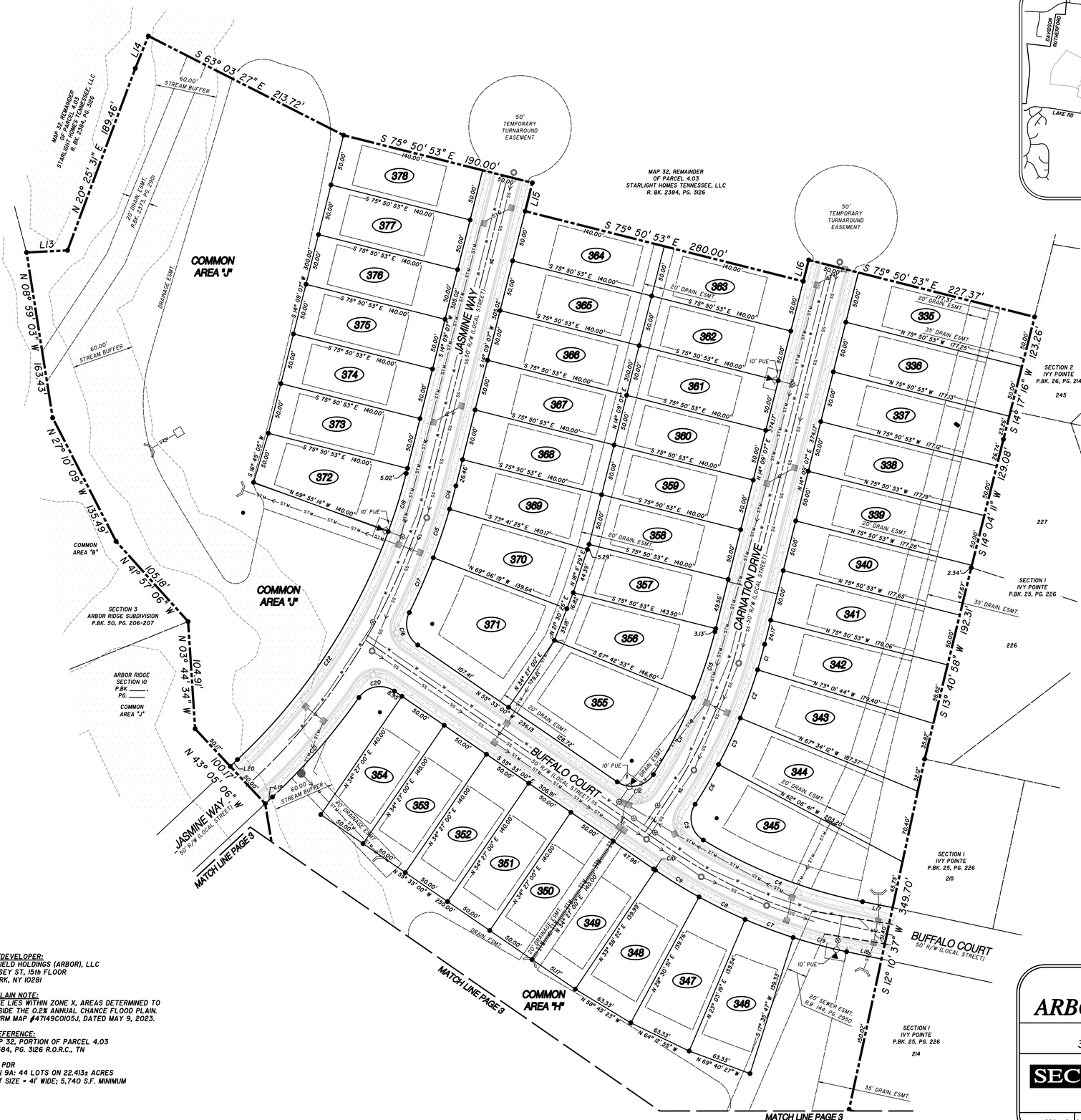
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05° 08' 59" W	65.75'
L2	S 07° 56' 36" E	46.63'
L3	S 01° 10' 59" E	42.33'
L4	S 01° 33' 39" E	50.92'
L5	S 02° 09' 35" E	70.84'
L6	S 01° 53' 12" E	80.18'
L7	S 01° 29' 17" E	26.50'
L8	N 59° 00' 00" W	56.60'
L9	N 90° 00' 00" W	94.10'
L10	S 03° 34' 11" W	41.56'
L11	N 10° 01' 44" E	21.92'
L12	N 37° 42' 15" E	58.60'
L13	N 87° 06' 18" E	40.06'
L14	N 22° 00' 17" E	34.15'
L15	S 14° 09' 07" W	28.56'
L16	N 14° 09' 07" E	21.49'
L17	S 78° 55' 32" E	29.97'
L18	N 78° 03' 12" W	34.84'
L19	S 46° 54' 54" W	9.61'
L20	N 46° 54' 54" E	9.61'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	525.00'	25.83'	N 15° 33' 41" E	25.83'	002°49'09"
C2	525.00'	50.02'	N 19° 42' 02" E	50.00'	005°27'32"
C3	525.00'	50.02'	N 25° 09' 33" E	50.00'	005°27'32"
C4	475.00'	167.42'	N 68° 49' 42" W	166.55'	020°11'40"
C5	25.00'	39.94'	N 12° 57' 28" W	35.83'	091°32'48"
C6	525.00'	45.14'	N 30° 21' 07" E	45.13'	004°55'36"
C7	525.00'	50.07'	S 69° 25' 41" E	50.05'	005°27'53"
C8	525.00'	50.05'	S 63° 57' 52" E	50.03'	005°27'45"
C9	525.00'	50.03'	S 58° 30' 11" E	50.01'	005°27'37"
C10	525.00'	2.04'	S 55° 39' 42" E	2.04'	000°13'23"
C11	475.00'	85.02'	S 27° 24' 46" W	84.91'	010°15'19"
C12	25.00'	40.10'	S 78° 29' 43" W	35.94'	091°54'34"
C13	475.00'	67.43'	S 18° 13' 07" W	67.37'	008°08'00"
C14	625.00'	23.54'	N 15° 13' 51" E	23.54'	002°09'28"
C15	625.00'	50.01'	N 18° 36' 08" E	50.00'	004°35'06"
C16	25.00'	35.69'	N 14° 38' 55" W	32.74'	081°48'10"
C17	625.00'	58.45'	N 23° 34' 25" E	58.43'	005°21'29"
C18	575.00'	59.49'	S 17° 06' 56" W	59.46'	005°55'39"
C19	525.00'	54.00'	N 75° 06' 25" W	53.97'	005°53'35"
C20	25.00'	38.99'	S 79° 46' 22" W	35.16'	089°21'16"
C21	625.00'	128.93'	S 41° 00' 19" W	128.70'	011°49'11"
C22	575.00'	269.31'	N 33° 29' 50" E	266.86'	026°50'09"





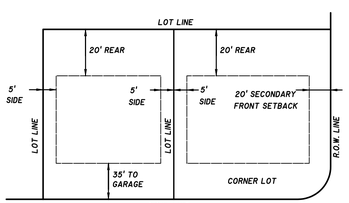
LEGEND

- CURB INLET
- FIRE HYDRANT
- SANITARY SEWER MAN-HOLE
- HEAD WALL
- WATER VALVE
- AREA DRAIN
- SANITARY SEWER LINE
- WATER LINE
- STORM PIPE
- UNDERGROUND ELEC.
- SIDEWALK

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

north

0 50 100 150
feet



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.03
R.BK. 2384, PG. 3126 R.O.R.C., TN

ZONING: PDR
SECTION 9A: 44 LOTS ON 22.413± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM

FINAL PLAT

SECTION 9A ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
18314.34	4/28/25	18314.34_ARSection9A (Final Plat)	WCC	1" = 50'	2 OF 4
	REV:				

LOT AREA TABLE

LOT	SQ. FT.	ACRES
335	8,865.51	0.20
336	8,859.58	0.20
337	8,855.02	0.20
338	8,857.57	0.20
339	8,861.16	0.20
340	8,872.41	0.20
341	8,892.86	0.20
342	9,708.25	0.22
343	10,722.45	0.25
344	11,544.09	0.27
345	13,765.73	0.32
346	7,876.30	0.18
347	7,887.19	0.18
348	7,898.22	0.18
349	7,081.03	0.16
350	7,000.00	0.16
351	7,000.00	0.16
352	7,000.00	0.16
353	7,000.00	0.16
354	7,000.00	0.16
355	14,245.18	0.33
356	8,771.89	0.20
357	7,024.81	0.16
358	6,999.83	0.16
359	7,000.00	0.16
360	7,000.00	0.16
361	7,000.00	0.16
362	7,000.00	0.16
363	7,000.00	0.16
364	7,000.00	0.16
365	7,000.00	0.16
366	7,000.00	0.16
367	7,000.00	0.16
368	7,000.00	0.16
369	7,373.82	0.17
370	7,776.73	0.18
371	12,920.89	0.30
372	8,040.81	0.18
373	7,000.00	0.16
374	7,000.00	0.16
375	7,000.00	0.16
376	7,000.00	0.16
377	7,000.00	0.16
378	7,000.00	0.16
ROW	89,831.07	2.06
C.A.#1	132,625.56	3.04
C.A.#2	395,138.86	9.07
Total	976,296.81	22.41

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05° 08' 59" W	65.75'
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L15	S 14° 09' 07" W	28.56'
L16	N 14° 09' 07" E	21.49'
L17	S 78° 55' 32" E	29.97'
L18	N 78° 03' 12" W	34.84'
L19	S 46° 54' 54" W	9.61'
L20	N 46° 54' 54" E	9.61'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	525.00'	25.83'	N 15° 33' 41" E	25.83'	002°49'09"
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C3	525.00'	50.02'	N 25° 09' 33" E	50.00'	005°27'32"
C4	475.00'	167.42'	N 68° 49' 42" W	166.55'	020°11'40"
C5	25.00'	39.94'	N 12° 57' 28" W	35.83'	091°32'48"
C6	525.00'	45.14'	N 30° 21' 07" E	45.13'	004°55'36"
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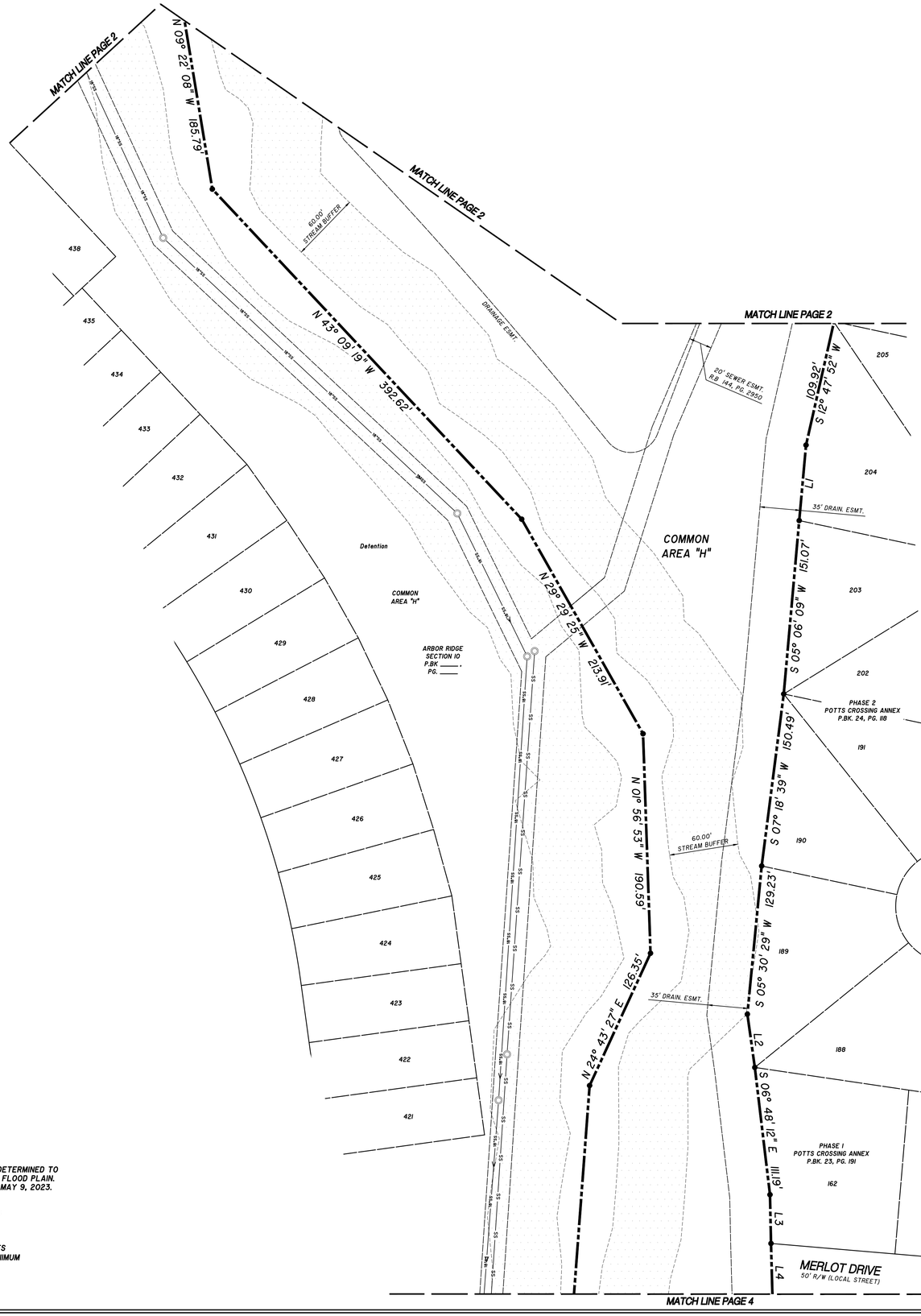
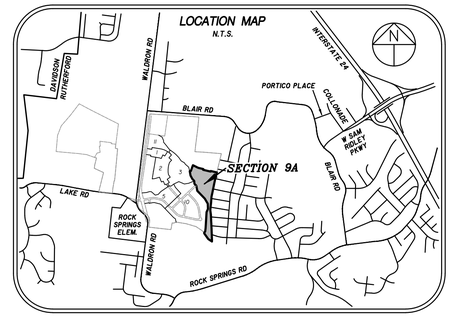
C8	525.00'	50.05'	S 63° 57' 52" E	50.03'	005°27'45"
C9	525.00'	50.03'	S 58° 30' 11" E	50.01'	005°27'37"
C10	525.00'	2.04'	S 55° 39' 42" E	2.04'	000°13'23"
C11	475.00'	85.02'	S 27° 24' 46" W	84.91'	010°15'19"
C12	25.00'	40.10'	S 78° 29' 43" W	35.94'	091°54'34"
C13	475.00'	67.43'	S 18° 13' 07" W	67.37'	008°08'00"
C14	625.00'	23.54'	N 15° 13' 51" E	23.54'	002°09'28"
C15	625.00'	50.01'	N 18° 36' 08" E	50.00'	004°35'06"
C16	25.00'	35.69'	N 14° 38' 55" W	32.74'	081°48'10"
C17	625.00'	58.45'	N 23° 34' 25" E	58.43'	005°21'29"
C18	575.00'	59.49'	S 17° 06' 56" W	59.46'	005°55'39"
C19	525.00'	54.00'	N 75° 06' 25" W	53.97'	005°53'35"
C20	25.00'	38.99'	S 79° 46' 22" W	35.16'	089°21'16"
C21	625.00'	128.93'	S 41° 00' 19" W	128.70'	011°49'11"
C22	575.00'	269.31'	N 33° 29' 50" E	266.86'	026°50'09"





LEGEND

- CURB INLET
- FIRE HYDRANT
- SANITARY SEWER MAN-HOLE
- HEAD WALL
- WATER VALVE
- AREA DRAIN
- SANITARY SEWER LINE
- WATER LINE
- STORM PIPE
- UNDERGROUND ELEC.
- SIDEWALK

PLAT BOOK _____, PAGE _____

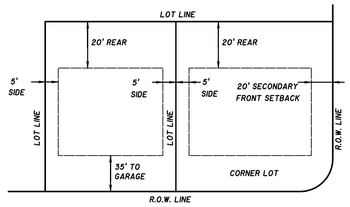
TIME OF RECORDING: _____

DATE OF RECORDING: _____

north

0 50 100 150

feet



MINIMUM BUILDING SETBACK DETAIL

N.T.S.

OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.03
R.BK. 2384, PG. 3126 R.O.R.C., TN

ZONING: PDR
SECTION 9A: 44 LOTS ON 22.413± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM

FINAL PLAT

SECTION 9A
ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 18314.34	DATE: 4/28/25 REV:	FILE: 18314.34_ARSection9A (Final Plat)	DRAWN BY: WCC	SCALE: 1" = 50'	SHEET 3 OF 4

LOT AREA TABLE

LOT	SQ. FT.	ACRES
335	8,865.51	0.20
336	8,859.58	0.20
337	8,855.02	0.20
338	8,857.57	0.20
339	8,861.16	0.20
340	8,872.41	0.20
341	8,892.86	0.20
342	9,708.25	0.22
343	10,722.45	0.25
344	11,544.09	0.27
345	13,765.73	0.32
346	7,876.30	0.18
347	7,887.19	0.18
348	7,898.22	0.18
349	7,081.03	0.16
350	7,000.00	0.16
351	7,000.00	0.16
352	7,000.00	0.16
353	7,000.00	0.16
354	7,000.00	0.16
355	14,245.18	0.33
356	8,771.89	0.20
357	7,024.81	0.16
358	6,999.83	0.16
359	7,000.00	0.16
360	7,000.00	0.16
361	7,000.00	0.16
362	7,000.00	0.16
363	7,000.00	0.16
364	7,000.00	0.16
365	7,000.00	0.16
366	7,000.00	0.16
367	7,000.00	0.16
368	7,000.00	0.16
369	7,373.82	0.17
370	7,776.73	0.18
371	12,920.89	0.30
372	8,040.81	0.18
373	7,000.00	0.16
374	7,000.00	0.16
375	7,000.00	0.16
376	7,000.00	0.16
377	7,000.00	0.16
378	7,000.00	0.16
ROW	89,831.07	2.06
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LINE TABLE

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L5	S 02° 09' 35" E	70.84'
L6	S 01° 53' 12" E	80.18'
L7	S 01° 29' 17" E	26.50'
L8	N 59° 00' 00" W	56.60'
L9	N 90° 00' 00" W	94.10'
L10	S 03° 34' 11" W	41.56'
L11	N 10° 01' 44" E	21.92'
L12	N 37° 42' 15" E	58.60'
L13	N 87° 06' 18" E	40.06'
L14	N 22° 00' 17" E	34.15'
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CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
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C3	525.00'	50.02'	N 25° 09' 33" E	50.00'	005°27'32"
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C5	25.00'	39.94'	N 12° 57' 28" W	35.83'	091°32'48"
C6	525.00'	45.14'	N 30° 21' 07" E	45.13'	004°55'36"
C7	525.00'	50.07'	S 69° 25' 41" E	50.05'	005°27'53"
C8	525.00'	50.05'	S 63° 57' 52" E	50.03'	005°27'45"
C9	525.00'	50.03'	S 58° 30' 11" E	50.01'	005°27'37"
C10	525.00'	2.04'	S 55° 39' 42" E	2.04'	000°13'23"
C11	475.00'	85.02'	S 27° 24' 46" W	84.91'	010°15'19"
C12	25.00'	40.10'	S 78° 29' 43" W	35.94'	091°54'34"
C13	475.00'	67.43'	S 18° 13' 07" W	67.37'	008°08'00"
C14	625.00'	23.54'	N 15° 13' 51" E	23.54'	002°09'28"
C15	625.00'	50.01'	N 18° 36' 08" E	50.00'	004°35'06"
C16	25.00'	35.69'	N 14° 38' 55" W	32.74'	081°48'10"
C17	625.00'	58.45'	N 23° 34' 25" E	58.43'	005°21'29"
C18	575.00'	59.49'	S 17° 06' 56" W	59.46'	005°55'39"
C19	525.00'	54.00'	N 75° 06' 25" W	53.97'	005°53'35"
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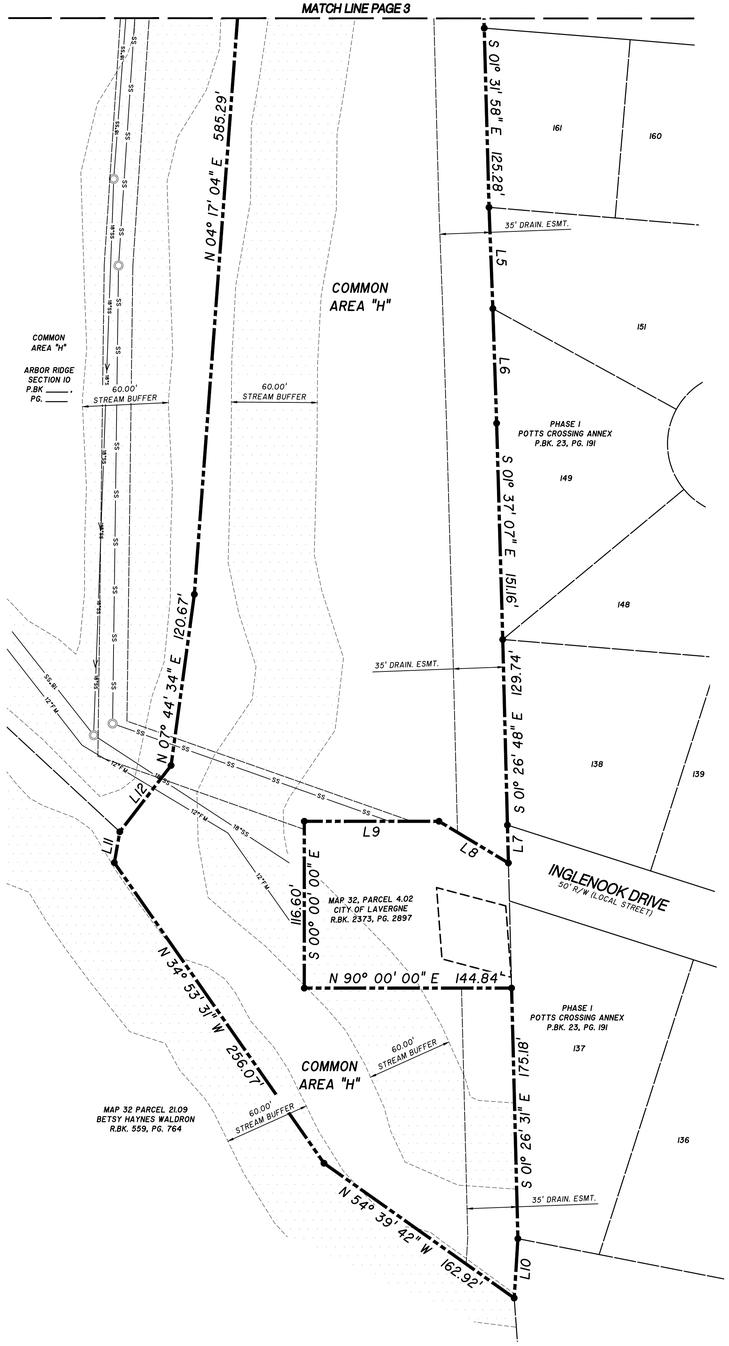

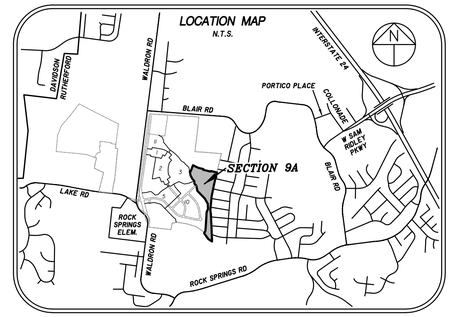

LEGEND

- CURB INLET
- FIRE HYDRANT
- SANITARY SEWER MAN-HOLE
- HEAD WALL
- WATER VALVE
- AREA DRAIN
- SANITARY SEWER LINE
- WATER LINE
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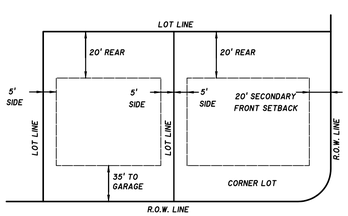
- UNDERGROUND ELEC.
- SIDEWALK

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

north

0 50 100 150
feet



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

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R.BK. 2384, PG. 3126 R.O.R.C., TN

ZONING: PDR
SECTION 9A: 44 LOTS ON 22.413± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM

FINAL PLAT

SECTION 9A
ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 18314.34	DATE: 4/28/25 REV:	FILE: 18314.34_ARSection9A (Final Plat)	DRAWN BY: WCC	SCALE: 1" = 50'	SHEET 4 OF 4

Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 4. **Item Title: Final Plat - Arbor Ridge, Section 9B - 38 Lots on 12.69 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.**

Reviewed By:
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer
Bo Logan, City Planner

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-Secton 9B located on 12.69 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR which allows varying densities.

The property is located off of Waldron Road. The proposed layout shows 38 new lots with common areas. The common area (incl the detention pond) is 3.89 acres and the residential lots comprise the remaining acreage. Also shown is the layout of a new street, Cowslip Way.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Provide draft LTMA/LTMP
2. Provide performance bond estimate
3. Provide total acreage of area being platted
4. Show size for all proposed public water lines
5. Show size for all proposed public sanitary sewer lines

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

1. Provide proper easement referencing, all sheets. See Comment 1 of Arbor Ridge Section 9A.
2. Sht 2/2 – As previously discussed, please provide a 10' PUDE along property frontages of roads for FH's, and water meter boxes, etc.; rather than 10' sectional easements just around fire hydrants.
3. Sht 2/2 – Please show and label proposed 10" sewer per WRSAZ in the 20' P.U.D.E.
4. Sht 2/2 – Please truncate easement per RB2373 PG22901 at the property boundary of Arbor Ridge and 180 Blair Rd. [*Regardless of the description for RB: 2373, PG: 2901, easement beyond the boundary of the property for that*

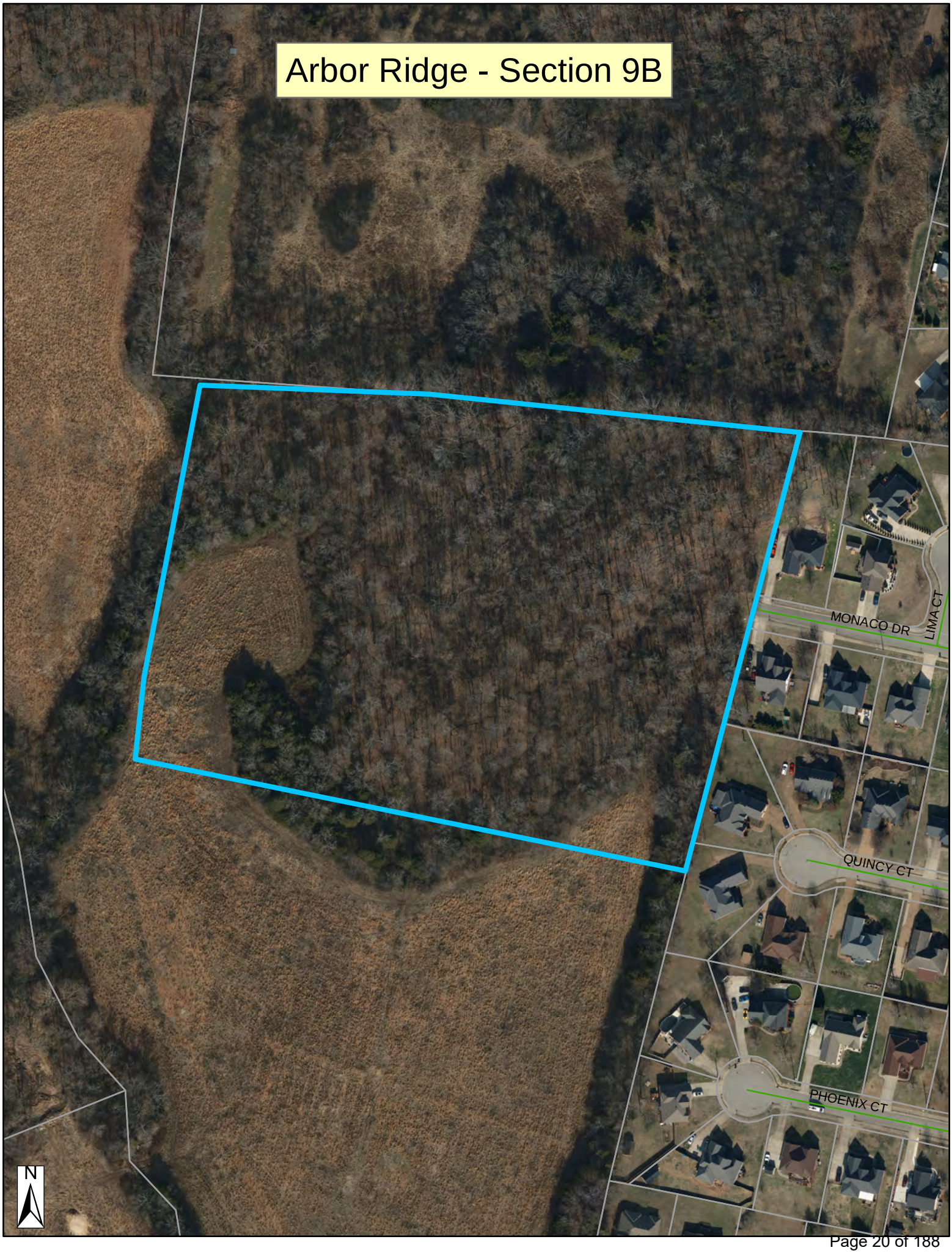
record book may not be bargained or sold, as it is not theirs to sell. BRS did not own 180 Blair Rd at the time this document was recorded. The document needs to be amended and it will be amended to the property boundary.]

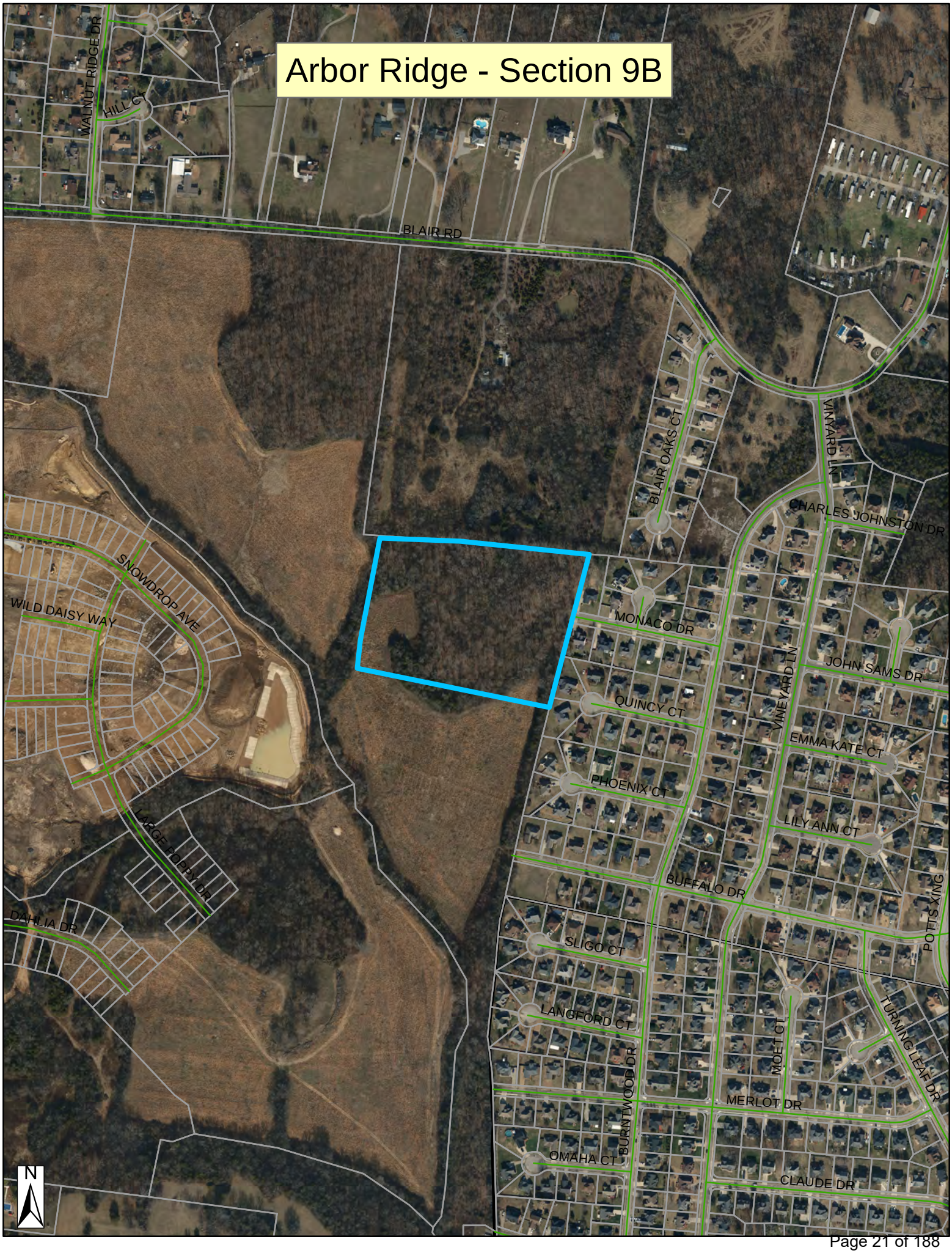
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

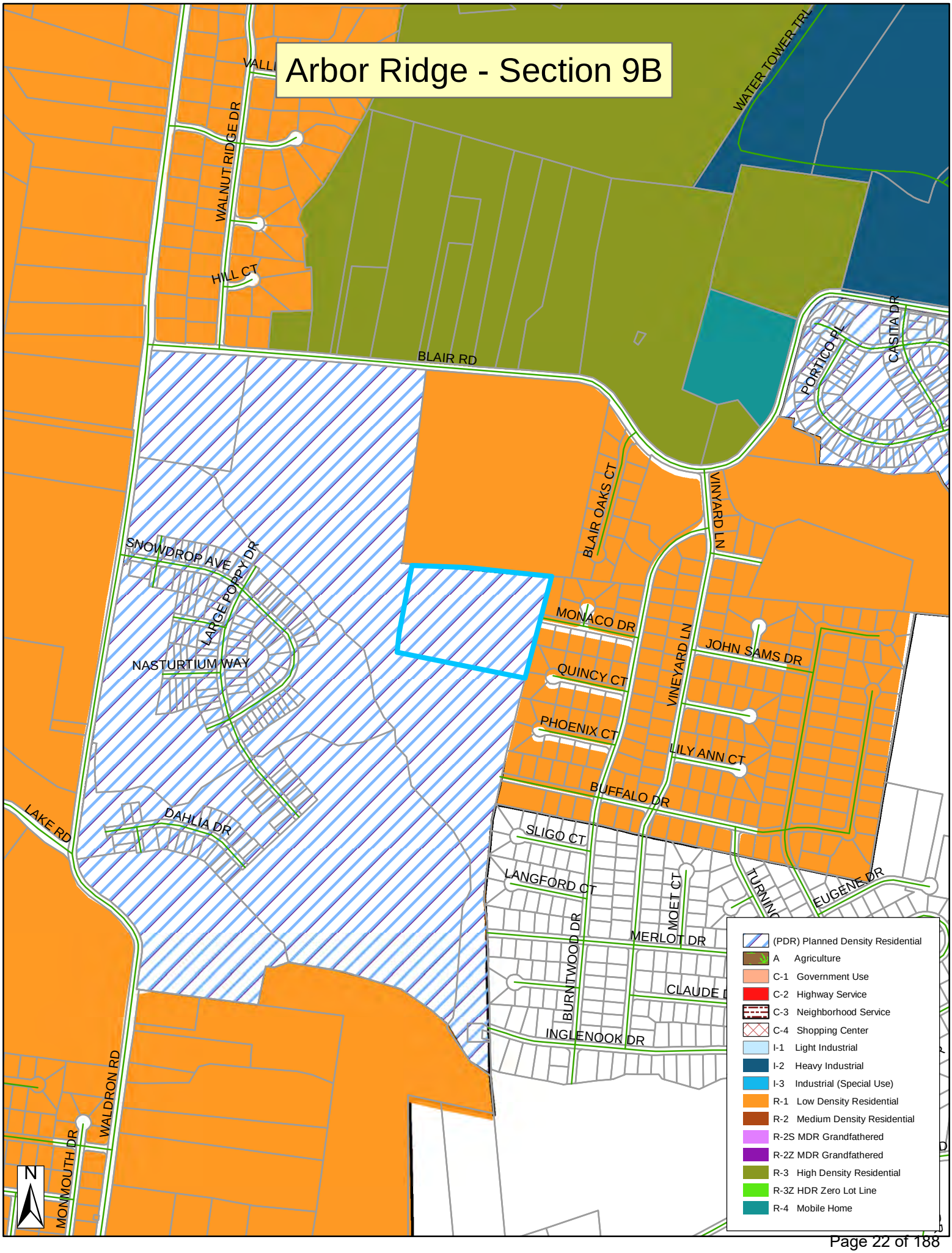
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.


Arbor Ridge - Section 9B
MONACO DR
LIMA CT
QUINCY CT
PHOENIX CT
N


Arbor Ridge - Section 9B
WALNUT RIDGE DR
HILL CT
BLAIR RD
BLAIR OAKS CT
VINYARD LN
CHARLES JOHNSTON DR
SNOWDROP AVE
WILD DAISY WAY
MONACO DR
JOHN SAMS DR
QUINCY CT
VINEYARD LN
EMMA KATE CT
PHOENIX CT
LILY ANN CT
LARGE POPPY DR
BUFFALO DR
DAHLIA DR
SLIGO CT
POTTS XING
LANGFORD CT
TURNING LEAF DR
MOET CT
BURNTWOOD DR
MERLOT DR
OMAHA CT
CLAUDE DR
N


Arbor Ridge - Section 9B
WATER TOWER TRL
WALNUT RIDGE DR
HILL CT
BLAIR RD
PORTICO PL
CASITA DR
BLAIR OAKS CT
VINYARD LN
SNOWDROP AVE
LARGE POPPY DR
NASTURTIUM WAY
MONACO DR
QUINCY CT
PHOENIX CT
JOHN SAMS DR
LILY ANN CT
BUFFALO DR
LAKE RD
DAHLIA DR
SLIGO CT
LANGFORD CT
MOET CT
EUGENE DR
MERLOT DR
BURNTWOOD DR
CLAUDE
INGLENOOK DR
WALDRON RD
MONMOUTH DR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 38 SINGLE FAMILY LOTS, 3 COMMON AREAS AND SANITARY SEWER AND WATER EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL).
   MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 35' FT.
   SIDE = 5' FT.
   REAR = 20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. ____, PG. ____, R.O.R.C., TN.
10. THIS IS A CATEGORY IV SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 0820-03-.07.

LOT AREA TABLE

LOT	SQ. FT.	ACRES
298	8,965.87	0.21
299	7,000.00	0.16
300	7,000.00	0.16
301	7,000.00	0.16
302	7,000.00	0.16
303	6,997.86	0.16
304	7,145.59	0.16
305	6,903.35	0.16
306	11,185.39	0.26
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318	7,000.00	0.16
319	7,000.00	0.16
320	7,000.00	0.16
321	7,000.00	0.16
322	8,173.89	0.19
323	7,073.31	0.16
324	8,204.70	0.19
325	7,425.31	0.17
326	6,999.78	0.16
327	7,250.03	0.17
328	8,905.41	0.20
329	8,896.93	0.20
330	8,890.84	0.20
331	8,886.33	0.20
332	8,881.82	0.20
333	8,877.16	0.20
334	8,871.44	0.20
379	8,965.87	0.21
OS 1	25,928.04	0.60
OS 2	109,622.07	2.52
CA "J"	11,042.82	0.25
ROW 1	101,965.89	2.34
ROW 2	5,717.62	0.13
Total	552,909.08	12.69

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 12° 56' 32" W	10.02'
L2	S 14° 17' 16" W	73.06'
L3	S 14° 09' 07" W	21.49'
L4	N 14° 09' 07" E	28.56'
L5	N 22° 00' 17" E	55.21'
L6	N 35° 47' 34" E	50.00'
L7	N 03° 07' 36" W	28.06'
L8	S 75° 31' 01" E	47.52'
L9	N 75° 31' 01" W	47.79'
L10	S 14° 09' 07" W	47.07'
L11	N 14° 09' 07" E	40.00'
L12	S 14° 09' 07" W	40.00'

CURVE DATA

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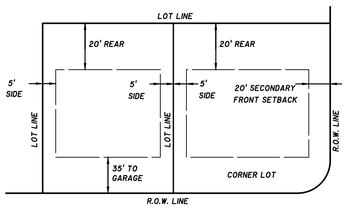


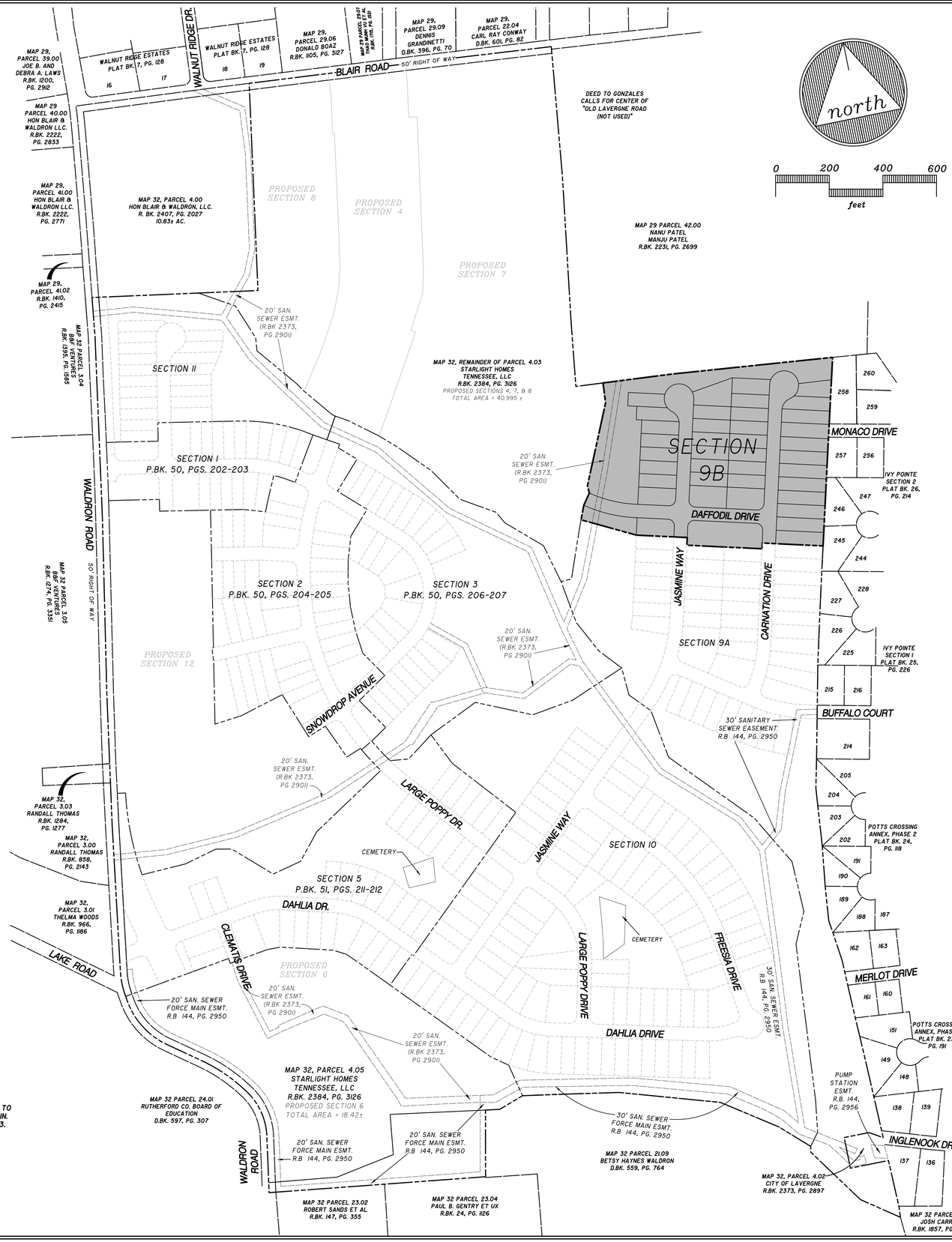
MINIMUM BUILDING SETBACK DETAIL
N.T.S.

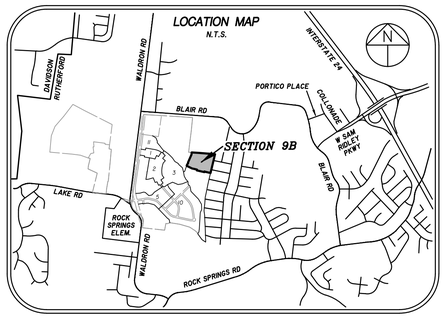
OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.03
R.BK. 2384, PG. 3126 R.O.R.C., TN

ZONING: PDR
SECTION 9B: 38 LOTS ON 12.69± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM





CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 3126, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: MATTHEW CALDWELL, SENIOR ASSOCIATE
TAX MAP 32, P/O PARCEL 4.03 BROOKFIELD HOLDINGS (ARBOR) LLC
RECORD BOOK 2384, PAGE 3126

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

DATE 4-28-25 David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381

DAVID A. PARKER REGISTERED LAND SURVEYOR NO. 2381 TENNESSEE AGRICULTURE COMMERCE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 9B" HAS\HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 9B" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY; (1) STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR, (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT - COVER SHEET

SECTION 9B ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
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PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
18314.34	4/28/25 REV:	18314.43_ARSection9B (Cover)	WCC	1" = 200'	1 OF 2

CURVE DATA

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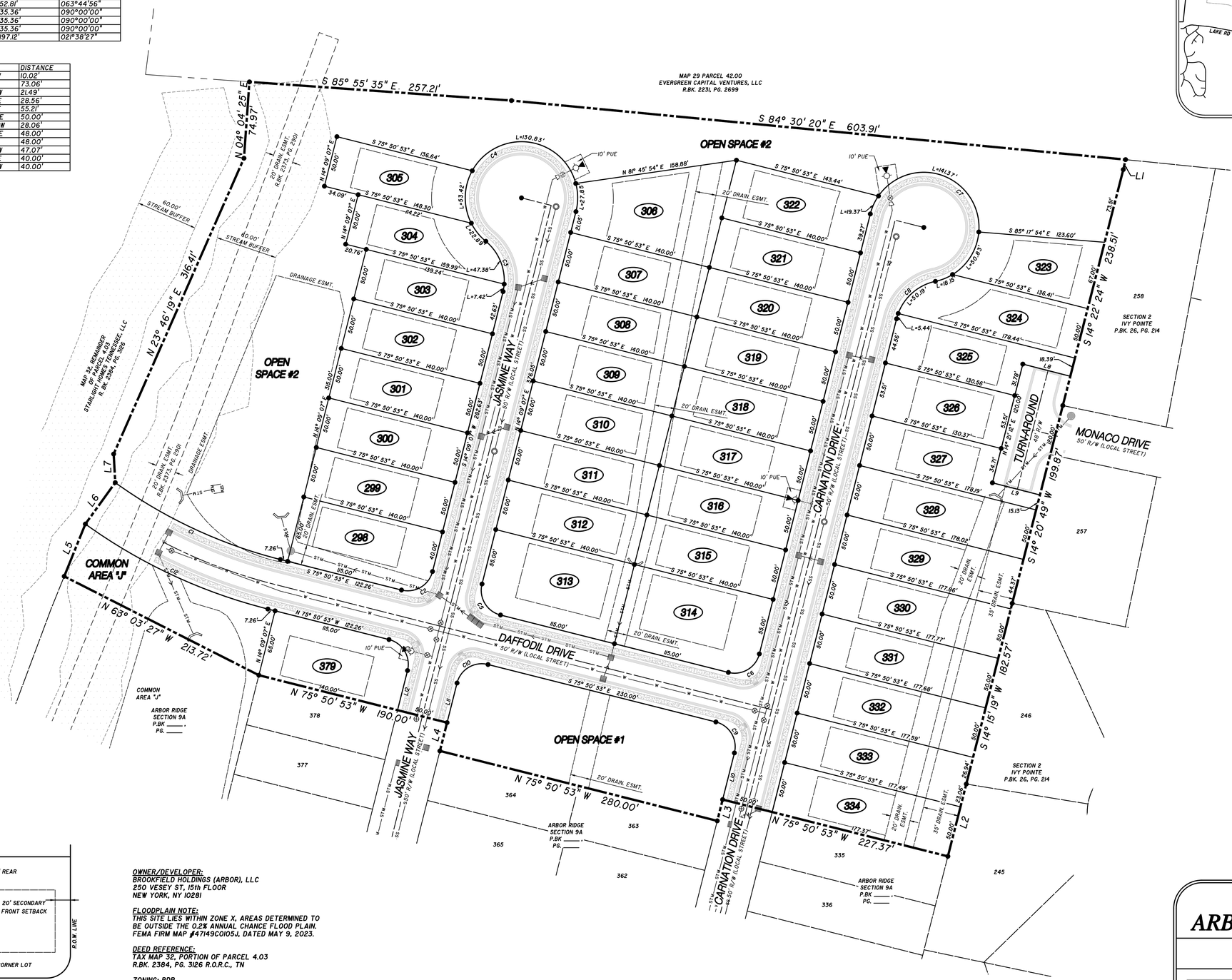
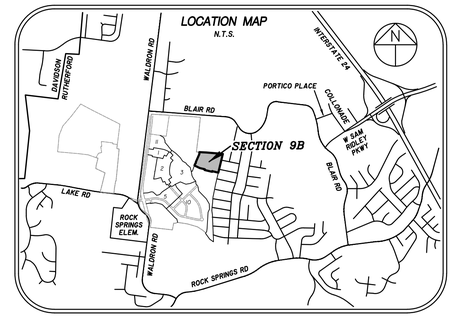




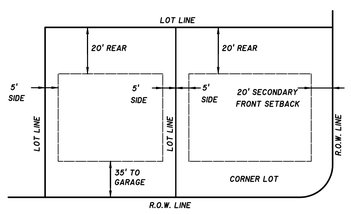
LEGEND

- CURB INLET
- FIRE HYDRANT
- SANITARY SEWER MAN-HOLE
- HEAD WALL
- WATER VALVE
- AREA DRAIN
- SANITARY SEWER LINE
- WATER LINE
- STORM PIPE
- UNDERGROUND ELEC.
- SIDEWALK

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

north

0 50 100 150
feet



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

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FINAL PLAT

SECTION 9B
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18314.34	4/28/25	18314.43_ARSection9B (Final Plat)	WCC	1" = 50'	2 OF 2
	REV:				

Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 5. **Item Title: Final Plat - Arbor Ridge, Section 12 - 65 Lots on 16.23 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.**

Reviewed By:
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer
Bo Logan, City Planner

Summary:
On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-Secton 12 located on 16.23 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR which allows varying densities.

The property is located off of Waldron Road. The proposed layout shows 65 new lots with common areas. The common area (incl the detention pond) is 3.89 acres and the residential lots comprise the remaining acreage. Also shown is the layout of a new street, Cowslip Way.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Provide draft LTMA/LTMP
2. Provide performance bond estimate
3. Provide total acreage of area being platted
4. Show size for all proposed public water lines
5. Show size for all proposed public sanitary sewer lines

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

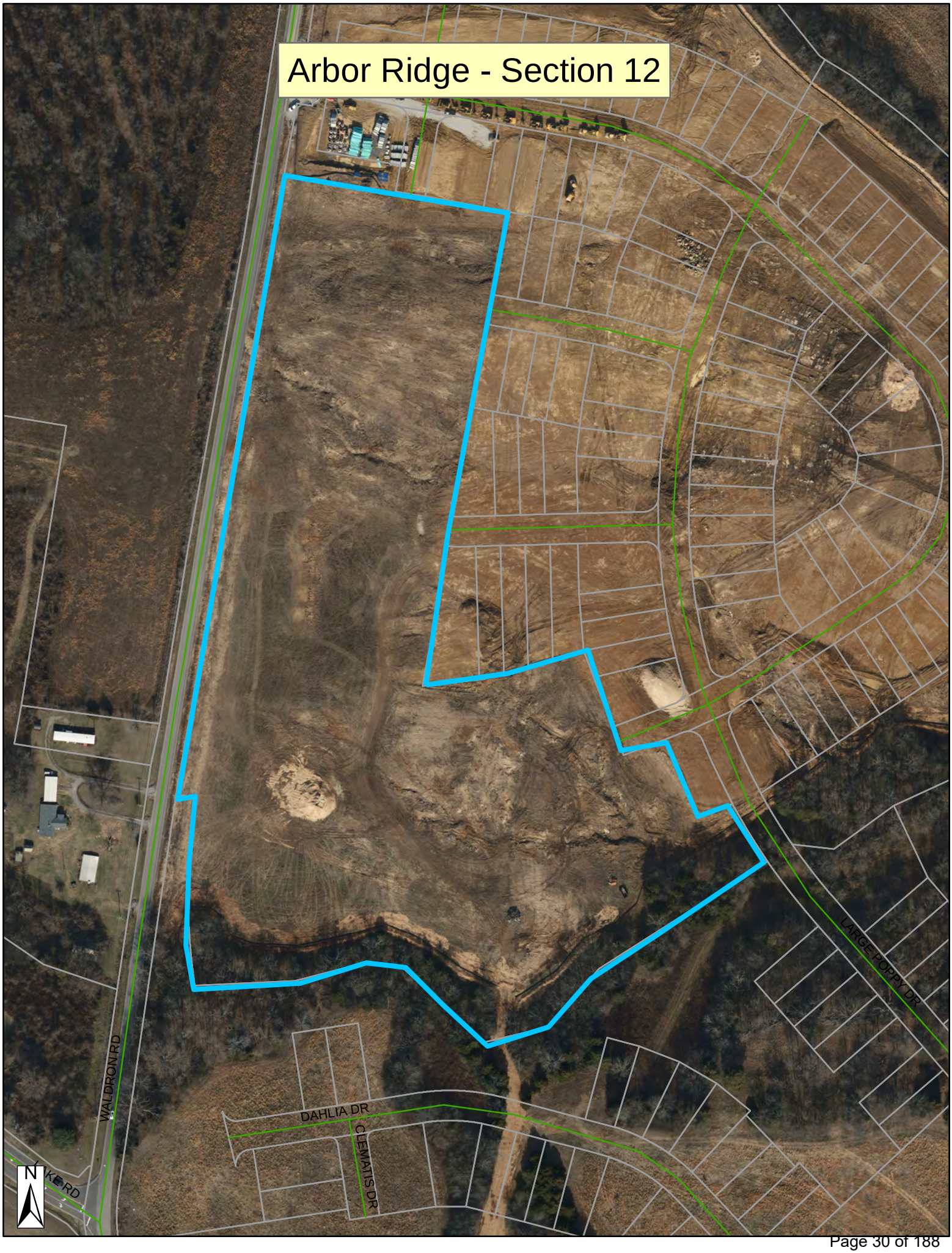
1. Provide proper easement referencing, all sheets. See Comment 1 of Arbor Ridge Section 9A.
2. Sht 2/2 – As previously discussed, please provide a 10' PUDE along property frontages of roads for FH's, and water meter boxes, etc.; rather than 10' sectional easements just around fire hydrants.

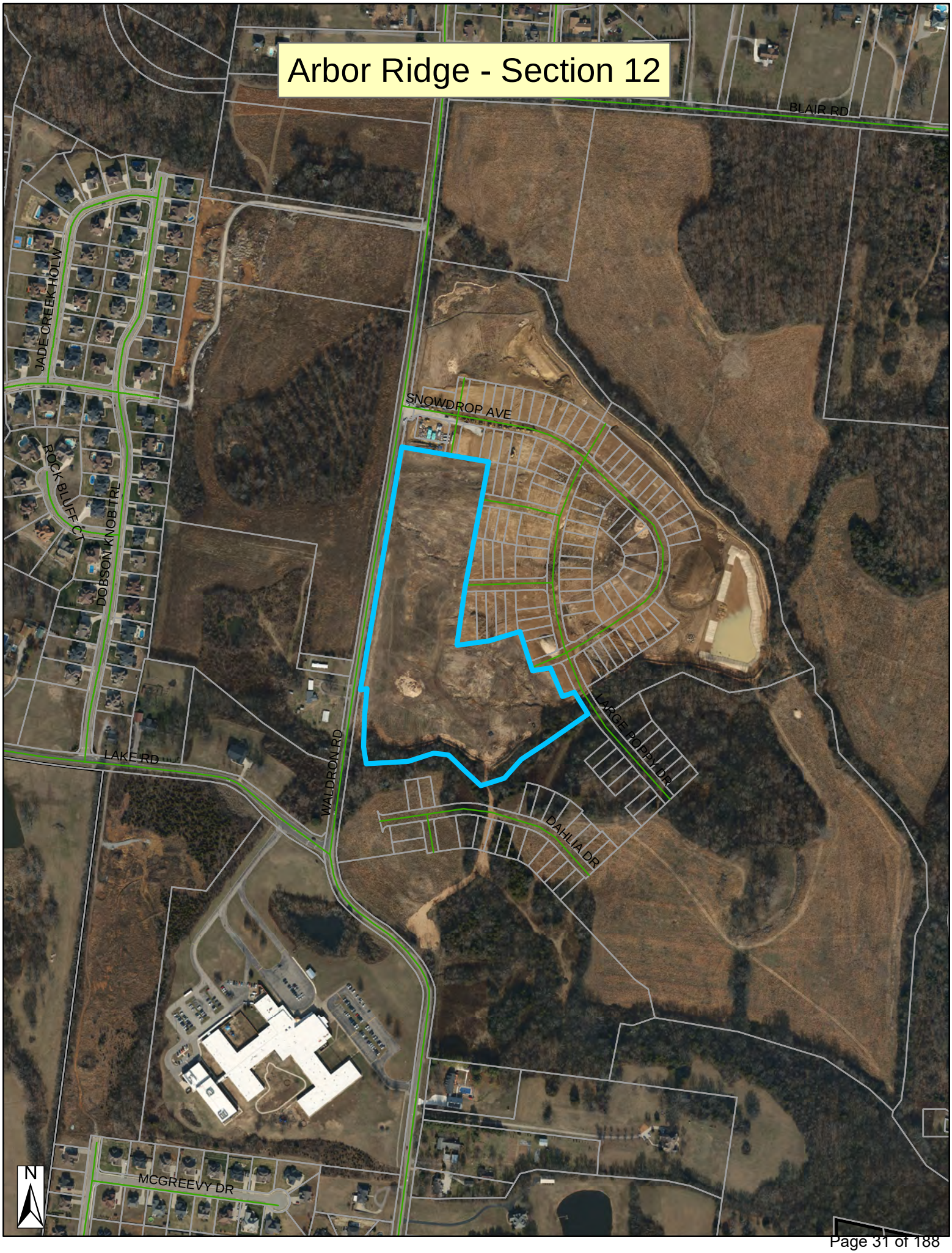
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

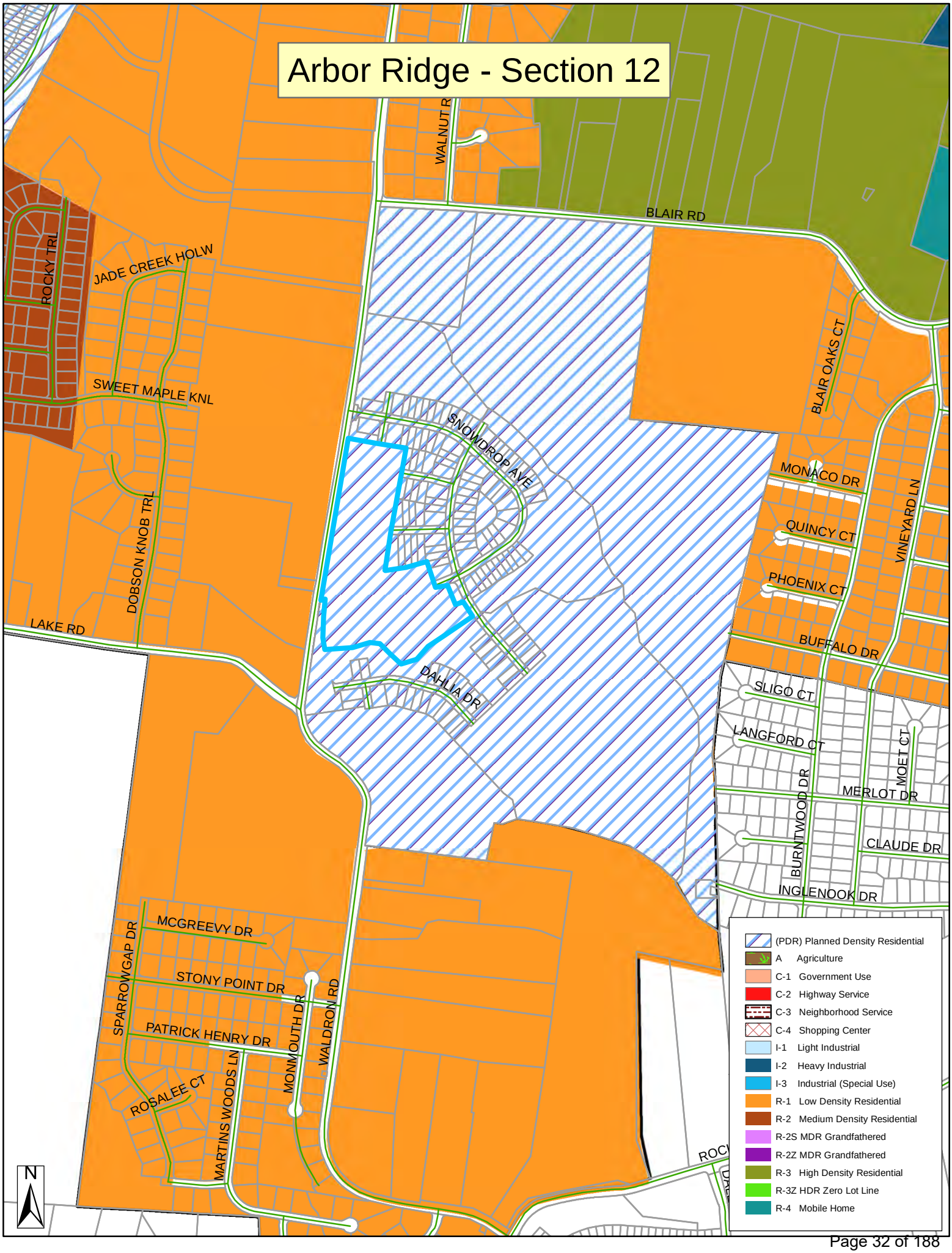
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.


Arbor Ridge - Section 12
WALDRON RD
DAHLIA DR
CLEMATIS DR
LARGE POPPY DR
N


Arbor Ridge - Section 12
BLAIR RD
JADE CREEK HOLW
ROCK BLUFF CT
DOBSON KNOB TRL
SNOWDROP AVE
LAKE RD
WALDRON RD
LARGE POPPY DR
DAHLIA DR
MCGREEVY DR
N


Arbor Ridge - Section 12
WALNUT R
BLAIR RD
ROCKY TRL
JADE CREEK HOLW
SWEET MAPLE KNL
DOBSON KNOB TRL
LAKE RD
SNOWDROP AVE
DAHLIA DR
BLAIR OAKS CT
MONACO DR
QUINCY CT
PHOENIX CT
VINEYARD LN
BUFFALO DR
SLIGO CT
LANGFORD CT
MOET CT
MERLOT DR
BURNTWOOD DR
CLAUDE DR
INGLENOOK DR
MCGREEVY DR
SPARROWGAP DR
STONY POINT DR
PATRICK HENRY DR
ROSALEE CT
MARTINS WOODS LN
MONMOUTH DR
WALDRON RD
ROC
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 65 SINGLE FAMILY LOTS, 2 COMMON AREAS AND SANITARY SEWER AND WATER EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL).
   MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 35' FT.
   SIDE = 5' FT.
   REAR = 20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. ____, PG. ____, R.O.R.C., TN.
10. THIS IS A CATEGORY IV SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 0820-03-.07.

LOT AREA TABLE

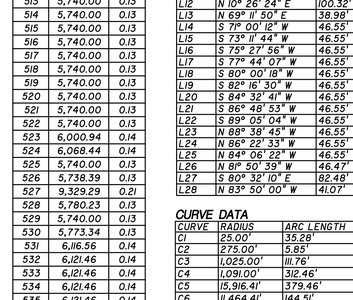
LOT	SQ. FT.	ACRES
504	5,740.00	0.13
505	5,740.00	0.13
506	5,740.00	0.13
507	5,740.00	0.13
508	5,740.00	0.13
509	5,740.00	0.13
510	5,740.00	0.13
511	5,740.00	0.13
512	5,740.00	0.13
513	5,740.00	0.13
514	5,740.00	0.13
515	5,740.00	0.13
516	5,740.00	0.13
517	5,740.00	0.13
518	5,740.00	0.13
519	5,740.00	0.13
520	5,740.00	0.13
521	5,740.00	0.13
522	5,740.00	0.13
523	6,000.94	0.14
524	6,068.44	0.14
525	5,740.00	0.13
526	5,738.39	0.13
527	9,329.29	0.21
528	5,780.23	0.13
529	5,740.00	0.13
530	5,773.34	0.13
531	6,116.56	0.14
532	6,121.46	0.14
533	6,121.46	0.14
534	6,121.46	0.14
535	6,121.46	0.14
536	6,121.46	0.14
537	6,121.46	0.14
538	6,121.46	0.14
539	6,121.46	0.14
540	6,121.46	0.14
541	6,121.46	0.14
542	6,121.46	0.14
543	6,122.93	0.14
544	5,841.80	0.13
545	5,740.00	0.13
546	6,236.34	0.14
547	6,765.12	0.16
548	6,267.61	0.14
549	6,302.11	0.14
550	6,257.16	0.14
551	6,275.20	0.14
552	6,355.93	0.15
553	6,355.68	0.15
554	6,274.45	0.14
555	12,398.21	0.28
556	7,274.53	0.17
557	5,898.71	0.14
558	5,740.00	0.13
559	5,740.00	0.13
560	9,879.37	0.23
561	11,147.45	0.26
562	5,740.00	0.13
563	5,740.00	0.13
564	5,740.00	0.13
565	5,740.00	0.13
566	11,180.06	0.26
567	11,275.45	0.26
568	8,190.42	0.19
CA	19,089.35	0.44
CA "C"	170,135.79	3.91
ROW	98,698.84	2.27
TOTAL	742,847.02	16.23

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80° 53' 38" E	29.50'
L2	S 10° 14' 50" W	95.92'
L3	S 10° 14' 50" W	43.73'
L4	S 03° 35' 00" W	50.00'
L5	N 83° 44' 18" E	102.60'
L6	N 73° 53' 25" E	122.91'
L7	N 74° 50' 41" E	48.81'
L8	N 69° 11' 50" E	73.59'
L9	N 69° 11' 50" E	59.80'
L10	N 78° 51' 52" W	59.71'
L11	N 81° 21' 54" W	30.92'
L12	N 10° 26' 24" E	100.32'
L13	N 69° 11' 50" E	38.98'
L14	S 71° 00' 12" W	46.55'
L15	S 73° 11' 44" W	46.55'
L16	S 75° 27' 56" W	46.55'
L17	S 77° 44' 07" W	46.55'
L18	S 80° 00' 18" W	46.55'
L19	S 82° 16' 30" W	46.55'
L20	S 84° 32' 41" W	46.55'
L21	S 86° 48' 53" W	46.55'
L22	S 89° 05' 04" W	46.55'
L23	N 88° 38' 45" W	46.55'
L24	N 86° 22' 33" W	46.55'
L25	N 84° 06' 22" W	46.55'
L26	N 81° 50' 39" W	46.47'
L27	S 80° 32' 10" E	82.48'
L28	N 83° 50' 00" W	41.07'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	35.28'	N 50° 14' 50" E	32.42'	080°50'59"
C2	275.00'	5.85'	N 87° 01' 33" W	5.85'	001°13'07"
C3	1,025.00'	111.76'	S 31° 26' 50" E	111.70'	006°14'49"
C4	1,091.00'	312.46'	N 00° 02' 01" W	311.39'	016°24'33"
C5	15,916.41'	379.46'	N 09° 19' 05" E	379.45'	001°21'58"
C6	11,464.41'	144.51'	N 09° 38' 24" E	144.51'	000°43'20"
C7	1,945.00'	32.39'	S 09° 20' 43" W	32.39'	000°57'15"
C8	25.00'	39.01'	S 35° 50' 02" E	35.17'	089°24'15"
C9	985.00'	1.82'	S 80° 35' 20" E	1.82'	000°06'21"
C10	25.00'	40.52'	N 52° 55' 50" E	36.23'	092°51'18"
C11	1,025.00'	66.98'	N 08° 22' 31" E	66.97'	003°44'39"
C12	25.00'	39.27'	S 34° 45' 10" E	35.36'	090°00'00"
C13	25.00'	39.27'	S 55° 14' 50" W	35.36'	090°00'00"
C14	25.00'	39.27'	S 34° 45' 10" E	35.36'	090°00'00"
C15	275.00'	31.98'	S 83° 05' 05" E	31.97'	006°39'50"
C16	325.00'	37.80'	N 83° 05' 05" W	37.78'	006°39'50"
C17	25.00'	39.27'	S 55° 14' 50" W	35.36'	090°00'00"
C18	975.00'	63.71'	S 08° 22' 31" W	63.70'	003°44'39"
C19	25.00'	40.63'	S 40° 03' 18" E	36.30'	093°06'58"
C20	985.00'	415.86'	N 81° 17' 32" E	412.78'	024°11'23"
C21	1,035.00'	546.74'	S 84° 19' 50" W	540.41'	030°16'00"
C22	25.00'	39.63'	S 53° 49' 03" W	35.75'	091°17'35"



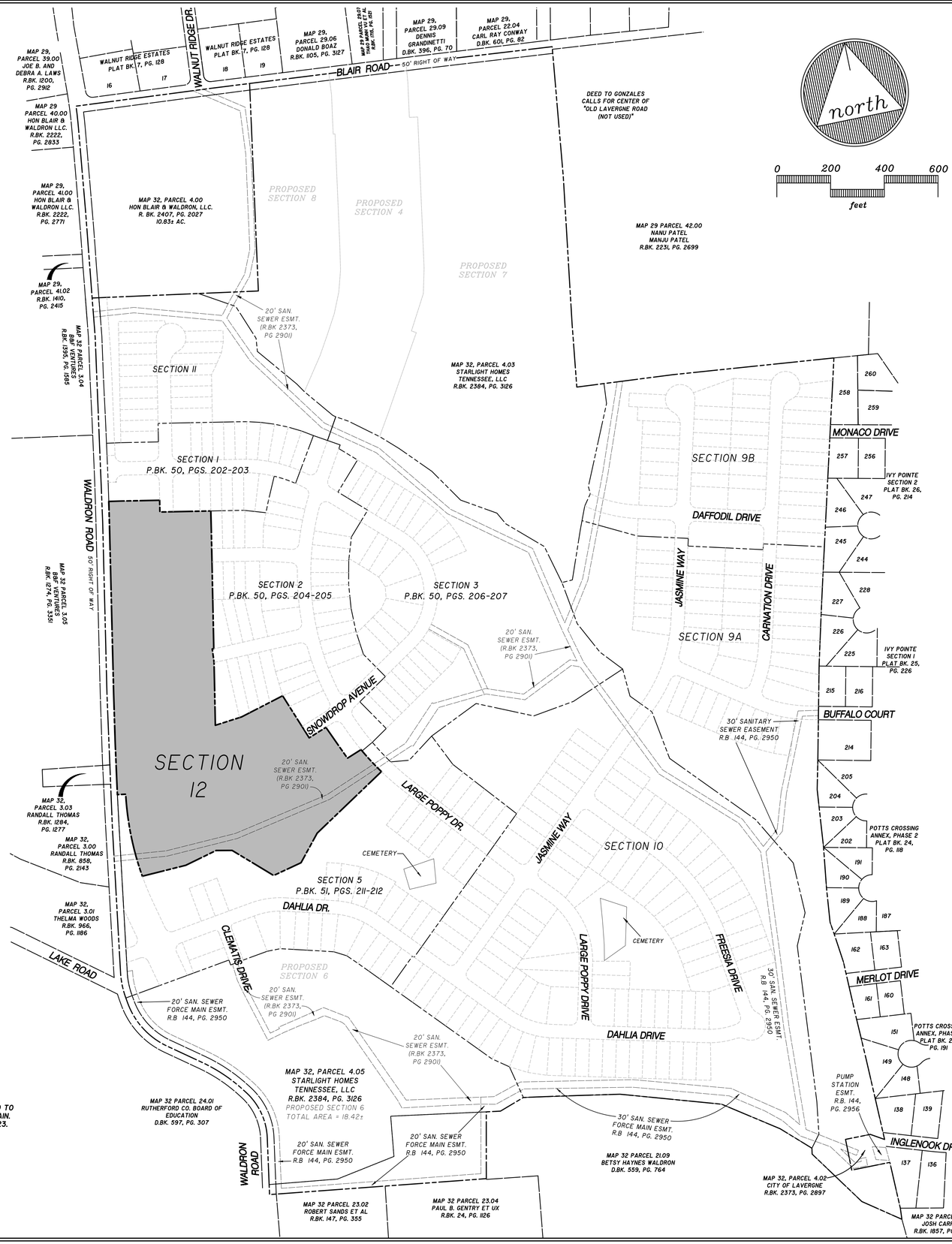
MINIMUM BUILDING SETBACK DETAIL
N.T.S.

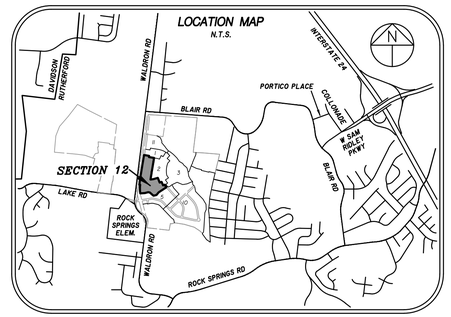
OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.04
R.BK. 2384, PG. 317 R.O.R.C., TN

ZONING: PDR
SECTION 12: 65 LOTS ON 16.23± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM





CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 317, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: MATTHEW CALDWELL, SENIOR ASSOCIATE
TAX MAP 32, P/O PARCEL 4.04 BROOKFIELD HOLDINGS (ARBOR) LLC
RECORD BOOK 2384, PAGE 317

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

DATE 4-28-25 David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381

DAVID A. PARKER REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2381

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 12" HAS\HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 12" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR, (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT - COVER SHEET

SECTION 12 ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 4/28/25	FILE:	DRAWN BY:	SCALE:	SHEET
18314.34	REV:	18314.43_ARSection12 (Cover)	WCC	1" = 200'	1 OF 3

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	35.28'	N 50° 14' 50" E	32.42'	080°50'59"
C2	275.00'	5.85'	N 87° 01' 33" W	5.85'	001°13'07"
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C9	985.00'	1.82'	S 80° 35' 20" E	1.82'	000°06'21"
C10	25.00'	40.52'	N 52° 55' 50" E	36.23'	092°51'18"
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C12	25.00'	39.27'	S 34° 45' 10" E	35.36'	090°00'00"
C13	25.00'	39.27'	S 55° 14' 50" W	35.36'	090°00'00"
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506	5,740.00	0.13
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508	5,740.00	0.13
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510	5,740.00	0.13
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512	5,740.00	0.13
513	5,740.00	0.13
514	5,740.00	0.13
515	5,740.00	0.13
516	5,740.00	0.13
517	5,740.00	0.13
518	5,740.00	0.13
519	5,740.00	0.13
520	5,740.00	0.13
521	5,740.00	0.13
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535	6,121.46	0.14
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546	6,236.34	0.14
547	6,765.12	0.16
548	6,267.61	0.14
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L14	S 71° 00' 12" W	46.55'
L15	S 73° 11' 44" W	46.55'
L16	S 75° 27' 56" W	46.55'
L17	S 77° 44' 07" W	46.55'
L18	S 80° 00' 18" W	46.55'
L19	S 82° 16' 30" W	46.55'
L20	S 84° 32' 41" W	46.55'
L21	S 86° 48' 53" W	46.55'
L22	S 89° 05' 04" W	46.55'
L23	N 88° 38' 45" W	46.55'
L24	N 86° 22' 33" W	46.55'
L25	N 84° 06' 22" W	46.55'
L26	N 81° 50' 39" W	46.47'
L27	S 80° 32' 10" E	82.48'
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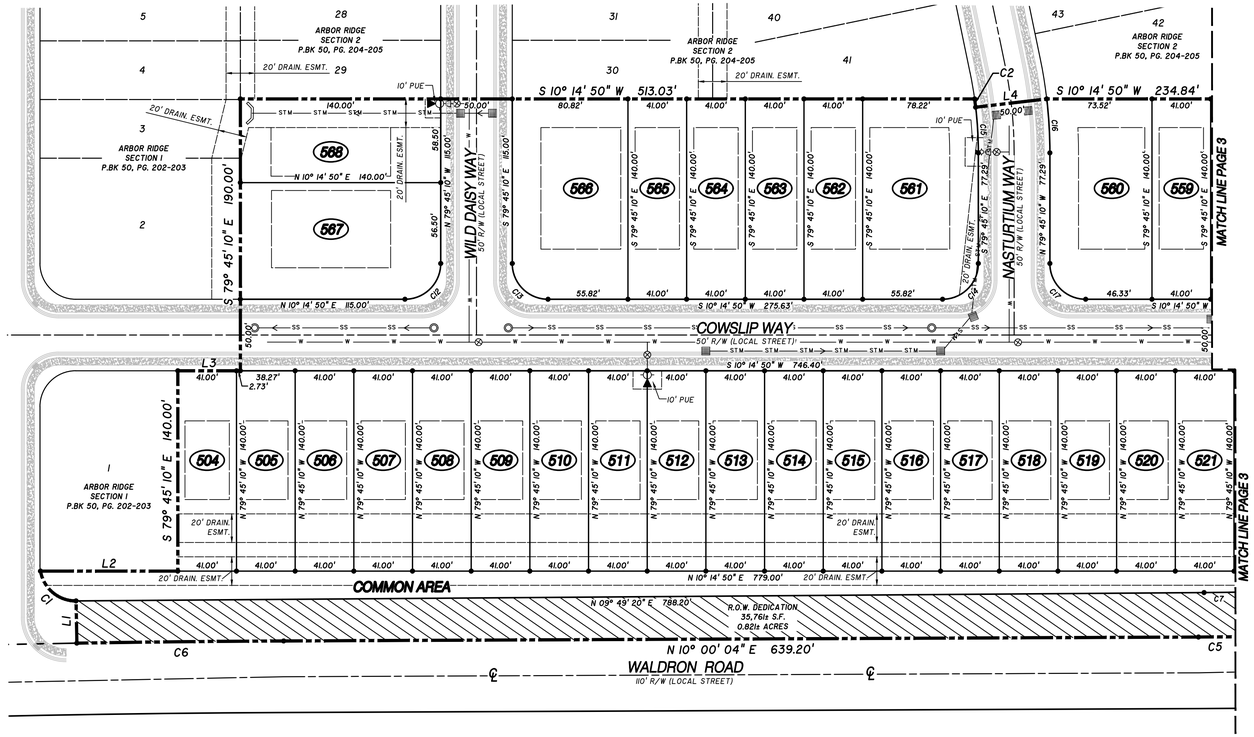
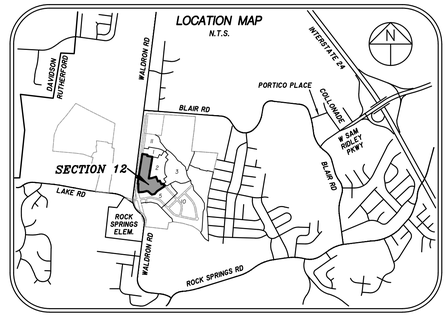




LEGEND

- CURB INLET
- FIRE HYDRANT
- SANITARY SEWER MAN-HOLE
- HEAD WALL
- WATER VALVE
- AREA DRAIN
- SANITARY SEWER LINE
- WATER LINE
- STORM PIPE
- UNDERGROUND ELEC.
- SIDEWALK

PLAT BOOK _____, PAGE _____

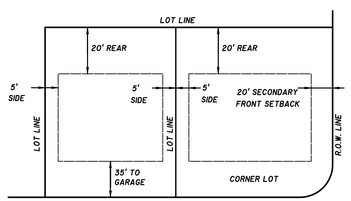
TIME OF RECORDING: _____

DATE OF RECORDING: _____

north

0 50 100 150

feet



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.04
R.BK. 2384, PG. 3117 R.O.R.C., TN

ZONING: PDR
SECTION 12: 65 LOTS ON 16.23± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM

FINAL PLAT

SECTION 12
ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
18314.34	4/28/25 REV:	18314.43_ARSection12 (Final Plat)	WCC	1" = 50'	2 OF 3

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	35.28'	N 50° 14' 50" E	32.42'	080°50'59"
C2	275.00'	5.85'	N 87° 01' 33" W	5.85'	001°13'07"
C3	1,025.00'	111.76'	S 31° 26' 50" E	111.70'	006°14'49"
C4	1,091.00'	312.46'	N 00° 02' 01" W	311.39'	016°24'33"
C5	15,916.41'	379.46'	N 09° 19' 05" E	379.45'	001°21'58"
C6	11,464.41'	144.51'	N 09° 38' 24" E	144.51'	000°43'20"
C7	1,945.00'	32.39'	S 09° 20' 43" W	32.39'	000°57'15"
C8	25.00'	39.01'	S 36° 50' 02" E	35.17'	089°24'16"
C9	985.00'	1.82'	S 80° 35' 20" E	1.82'	000°06'21"
C10	25.00'	40.52'	N 52° 55' 50" E	36.23'	092°51'18"
C11	1,025.00'	66.98'	N 08° 22' 31" E	66.97'	003°44'39"
C12	25.00'	39.27'	S 34° 45' 10" E	35.36'	090°00'00"
C13	25.00'	39.27'	S 55° 14' 50" W	35.36'	090°00'00"
C14	25.00'	39.27'	S 34° 45' 10" E	35.36'	090°00'00"
C15	275.00'	31.98'	S 83° 05' 05" E	31.97'	006°39'50"
C16	325.00'	37.80'	N 83° 05' 05" W	37.78'	006°39'50"
C17	25.00'	39.27'	S 55° 14' 50" W	35.36'	090°00'00"
C18	975.00'	63.71'	S 08° 22' 31" W	63.70'	003°44'39"
C19	25.00'	40.63'	S 40° 03' 18" E	36.30'	093°06'58"
C20	985.00'	415.86'	N 81° 17' 32" E	412.78'	024°11'23"
C21	1,035.00'	546.74'	S 84° 19' 50" W	540.41'	030°16'00"
C22	25.00'	39.83'	S 53° 49' 03" W	35.75'	091°17'35"

LOT AREA TABLE

LOT	SQ. FT.	ACRES
504	5,740.00	0.13
505	5,740.00	0.13
506	5,740.00	0.13
507	5,740.00	0.13
508	5,740.00	0.13
509	5,740.00	0.13
510	5,740.00	0.13
511	5,740.00	0.13
512	5,740.00	0.13
513	5,740.00	0.13
514	5,740.00	0.13
515	5,740.00	0.13
516	5,740.00	0.13
517	5,740.00	0.13
518	5,740.00	0.13
519	5,740.00	0.13
520	5,740.00	0.13
521	5,740.00	0.13
522	5,740.00	0.13
523	6,000.94	0.14
524	6,068.44	0.14
525	5,740.00	0.13
526	5,738.39	0.13
527	9,329.29	0.21
528	5,780.23	0.13
529	5,740.00	0.13
530	5,773.34	0.13
531	6,116.56	0.14
532	6,121.46	0.14
533	6,121.46	0.14
534	6,121.46	0.14
535	6,121.46	0.14
536	6,121.46	0.14
537	6,121.46	0.14
538	6,121.46	0.14
539	6,121.46	0.14
540	6,121.46	0.14
541	6,121.46	0.14
542	6,121.46	0.14
543	6,122.93	0.14
544	5,841.80	0.13
545	5,740.00	0.13
546	6,236.34	0.14
547	6,765.12	0.16
548	6,267.61	0.14
549	6,302.11	0.14
550	6,257.16	0.14
551	6,275.20	0.14
552	6,355.93	0.15
553	6,355.68	0.15
554	6,274.45	0.14
555	12,398.21	0.28
556	7,274.53	0.17
557	5,898.71	0.14
558	5,740.00	0.13
559	5,740.00	0.13
560	9,879.37	0.23
561	11,147.45	0.26
562	5,740.00	0.13
563	5,740.00	0.13
564	5,740.00	0.13
565	5,740.00	0.13
566	11,180.06	0.26
567	11,275.45	0.26
568	8,190.42	0.19
CA	19,089.35	0.44
CA "C"	170,135.79	3.91
ROW	98,698.84	2.27
TOTAL	742,847.02	16.23

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80° 53' 38" E	29.50'
L2	S 10° 14' 50" W	95.92'
L3	S 10° 14' 50" W	43.73'
L4	S 03° 35' 00" W	50.00'
L5	N 83° 44' 18" E	102.60'
L6	N 73° 53' 25" E	122.91'
L7	N 74° 50' 41" E	48.81'
L8	N 69° 11' 50" E	73.59'
L9	N 69° 11' 50" E	59.80'
L10	N 78° 51' 52" W	59.71'
L11	N 81° 21' 54" W	30.92'
L12	N 10° 26' 24" E	100.32'
L13	N 69° 11' 50" E	38.98'
L14	S 71° 00' 12" W	46.55'
L15	S 73° 11' 44" W	46.55'
L16	S 75° 27' 56" W	46.55'
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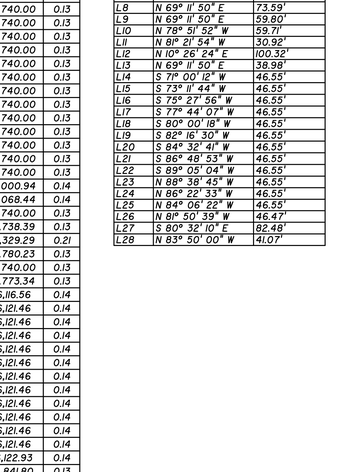

MINIMUM BUILDING SETBACK DETAIL

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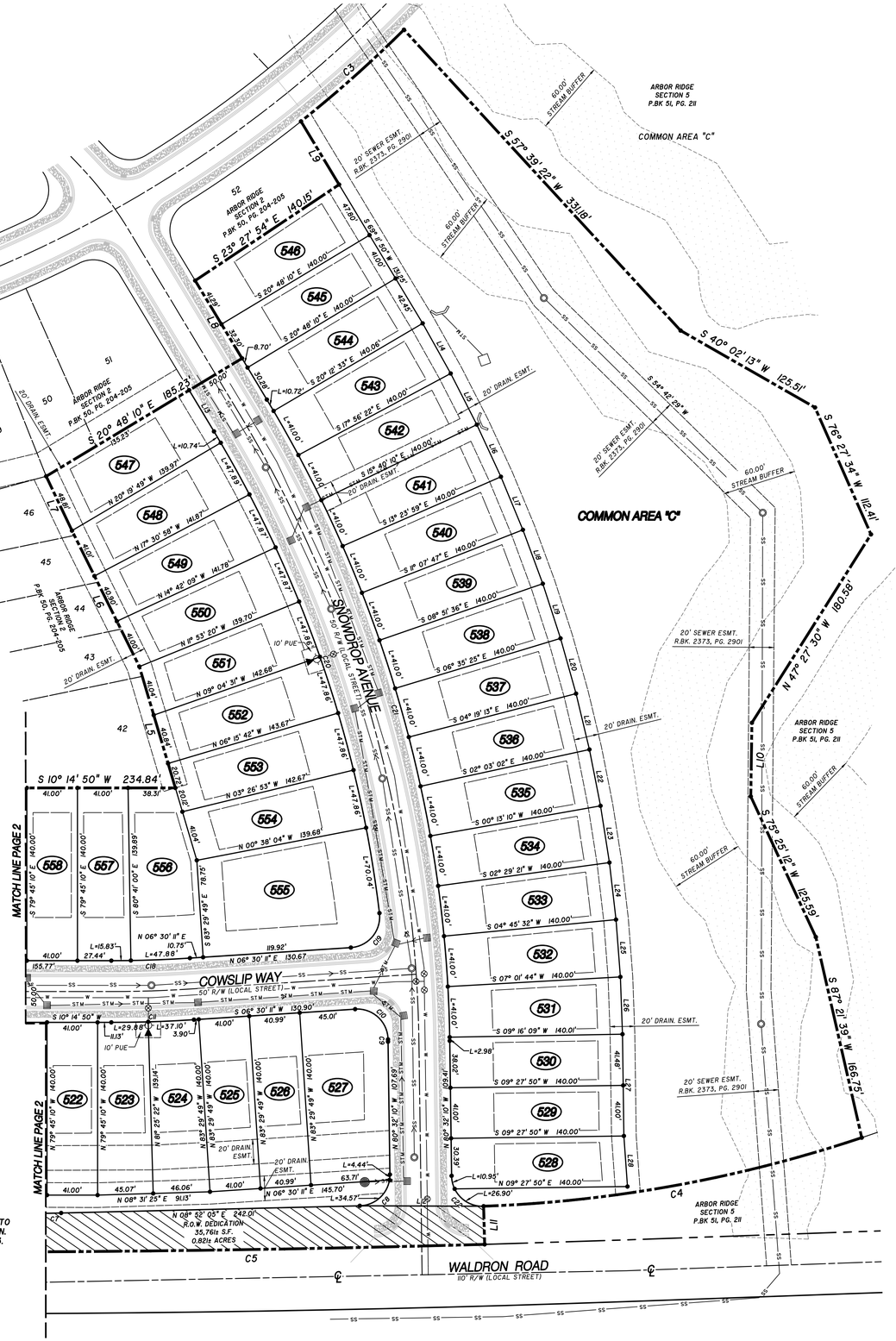

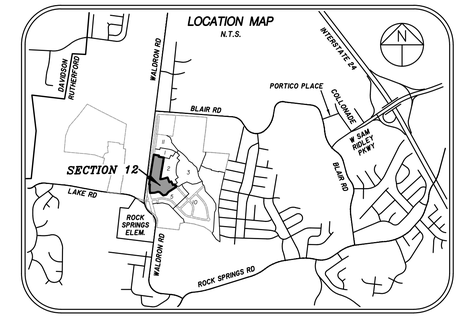

LEGEND

- CURB INLET
- FIRE HYDRANT
- SANITARY SEWER MAN-HOLE
- HEAD WALL
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- AREA DRAIN
- SANITARY SEWER LINE
- WATER LINE
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- UNDERGROUND ELEC.
- SIDEWALK

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

north

0 50 100 150
feet

FINAL PLAT

SECTION 12
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CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

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PROJ. # 18314.34	DATE: 4/28/25 REV:	FILE: 18314.43_ARSection12 (Final Plat)	DRAWN BY: WCC	SCALE: 1" = 50'	SHEET 3 OF 3

Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 6. **Item Title: Site Plan – Chase Bank – New Building of 3,333 Square Feet on 2.26 Acres. Requested by Kimley Horn. Property located at 101 Floyd Mayfield Dr. (Tax Map 14, Parcel 72.1). C-2 (Highway Service) Zoning District. Property owned by Chase Bank.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer

Summary:

The applicant is requesting site plan approval for a bank totaling 3,333 SF at a site located on Murfreesboro Road. The site is 2+ acres. Structures will consist of the bank, associated parking areas and driveways.

The structure will be built primarily of brick and masonry material. In addition, the developer is proposing ample landscaping along with sod to be installed in areas with highest visibility.

The property is currently vacant.

The two driveways on the plan are indicated as 34 and 24 feet wide. Thirty (30) parking spaces are being provided where only 15 are required.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)

1. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions;
2. Bank does not meet arch. requirements - must be 80% brick on front and 50% on sides and rear;
3. All utilities must be underground;
4. Percentages of brick must be shown on all facades of all buildings;
5. A materials board was not submitted. A materials board is required with actual samples including paint and trim colors;
6. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
7. Sidewalk 6-feet wide is required along Murf. Rd. 5 feet is allowed on Floyd Mayfield.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Provide a note describing who will be responsible for the maintenance of the stormwater detention and treatment controls. Include a description of who will be responsible for maintaining the piping from the Chase Bank site to those controls.
2. (C2-00) Dimensions shown do not tie the building to the property boundary. At a minimum, locate one building corner and provide a bearing for orientation.

3. (C4-00) The grading shows that drainage access is required from the southern end of the parking lot to the catch basin in the Starbucks south parking area for the Chase Bank site drainage top work. As easement must be added to the Starbucks final plat confirming guaranteeing that access in perpetuity. This is also noted on the Starbucks final plat comments.
4. (C2-00) Provide dimensions showing minimum distance from the edge of parking to the property line on the south and east boundaries.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

1. All utility comments below apply to Sht C6.0, Utility Plan - Overall.
2. Site Utility Note 26 has a typo. It states "… as required for tapping the existing ***growth***." No tapping valves will be required for this project, and no firelines are on this project, but if Engineer wants to use this as a general note, suggest fix the typo, and re-word so that it applies to all.
3. Site Utility Note 28. Edit the note as shown here "[*Ten foot*] minimum horizontal separation and 18" vertical separation ~~to~~ [shall] be maintained between water and sanitary sewer lines ~~wherever possible~~."
4. Utility Plan Keynote Legend – please revised No. 8 to read as "*12 in H.P. Gas, Piedmont*." This a high-pressure gas line for transmission only, not distribution.
5. Town of Smyrna Natural Gas line, which is local distribution, and what this facility will tap if gas utility is utilized, is missing from the drawing. Smyrna gas is known to be located along Murfreesboro Rd (more pavement side than the 12" H.P. Gas Line).
6. If Engineer has not called in a design ticket for one-call of utilities, then they should do so and survey the indicated utilities, which should have discovered the Town of Smyrna Gas line.
7. Location of bold 12" W line as drawn by Engineer looks to be incorrect, by observation of the screened back Fire Hydrant and by the screened back line for what appears to be the 12"W shot by the surveyor (maybe?). Please correct waterline and where the water meter service will connect. There is only one public waterline in Floyd Mayfield Dr. and it is 12 inch.
8. Label existing public utility easement per RB373 PG558 as "*Public Utility Easement*," rather than "Sanitary Sewer Easement," to match the record book and page definition of the easement.
9. The shown limits of the existing 15' public utility easement do not reach the developer's property boundary from Rutherford Pointe Subdivision. So, the City doesn't see how the proposed sewer service connection can be made on the northern property boundary without a utility easement across the Rutherford Pointe Subdivision property being held by the developer to cover the missing gap of property needed for access/rights. Per the scale of the drawing (and per the language in RB373 PG558), 7.5 feet from the center of the shown sewer line does not reach the property boundary of the development (it appears to be short by approximately 1.5 feet by scale).
10. Public 18" Sewer is available within the existing ROW of Veterans Memorial Pkwy, but size at this location on the drawing is not indicated. Please indicate all existing utilities with a diameter/size within the limits of the design drawing.
11. Sewer cleanouts shall be designed/constructed at a distance not to exceed 50 feet, or shall be labeled as double sweep cleanout and shall not exceed 100 feet.
12. Note 26 appears to indicate an existing sewer stub at invert elevation 583.10. The feet mark is missing from the elevation, but also, the City is presently not aware of such a stub out, and again, it's illegally placed if it is there, and may not be used, unless property rights are established for it to existing within the Rutherford Pointe Subdivision.
13. Existing Water Meter Onsite at western boundary with Floyd Mayfield Dr – Appears to have been inactive, but may not be abandoned. City will check to see status, but unknown at this time. If it's still live, then the developer will be required to turn off the corp stop at the saddle tap on the 12" mainline, then cut and crimp the existing service line to properly abandon that existing service during construction. Developer's survey shall locate this existing utility.

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

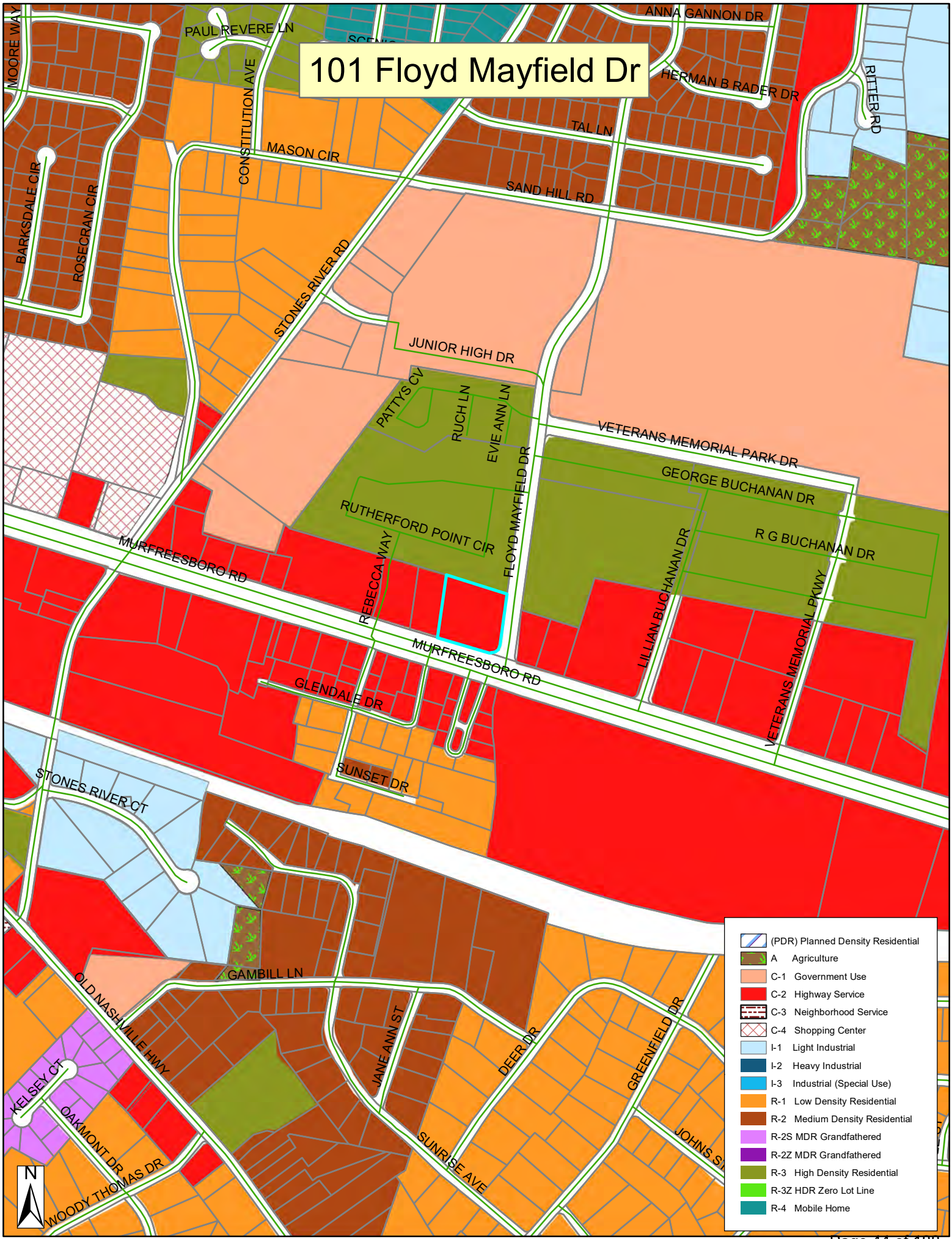
Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items

at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

101 Floyd Mayfield Dr
RUTHERFORD
CIR
FLOYD MAYFIELD DR
MURFREESBORO RD
MURFREESBORO RD
GLENDALE DR
WALDRON CIR
N

101 Floyd Mayfield Dr
JUNIOR HIGH DR
PATTYS
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
FLOYD MAYFIELD DR
RUTHERFORD POINT CIR
REBECCA WAY
MURFREESBORO RD
MURFREESBORO RD
LILLIAN BUCHANAN DR
MALDRON CIR
GLENDALE DR
SUNSET DR
SUNRISE AVE
N


101 Floyd Mayfield Dr
MOORE WAY
PAUL REVERE LN
ANNA GANNON DR
HERMAN B RADER DR
RITTER RD
CONSTITUTION AVE
MASON CIR
TAL LN
SAND HILL RD
BARKSDALE CIR
ROSECRAN CIR
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
FLOYD MAYFIELD DR
RUTHERFORD POINT CIR
R G BUCHANAN DR
MURFREESBORO RD
REBECCA WAY
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
GLENDALE DR
SUNSET DR
STONES RIVER CT
GAMBILL LN
OLD NASHVILLE HWY
JANE ANN ST
DEER DR
GREENFIELD DR
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
SUNRISE AVE
JOHNS ST
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

SITE PLAN SUBMITTAL

CHASE LA VERGNE

101 FLOYD MAYFIELD DRIVE
LAVERGNE, TENNESSEE

INITIAL SUBMITTAL: 04/28/2025

SITE DATA TABLE		
ZONING DISTRICT	C-2	
EXISTING USE	VACANT LOT	
PROPOSED USED	BANK	
LOT DATA & REQUIREMENTS	REQUIRED	PROPOSED
ACREAGE OF LOT	N/A	±.96 AC
FLOOR AREA RATIO	TBD	±1:12.6
LOT COVERAGE	0	±43%
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 300 SF OFFICE)	11	27
ACCESSIBLE	1 (1 VAN)	2 (1 VAN)
LANDSCAPING & BUFFERING	EXISTING	PROPOSED
IMPERVIOUS AREA	0 AC	±0.41 AC
PERVIOUS AREA	±1 AC	±0.55 AC
DISTURBED AREA	0 AC	±0.64 AC

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	101 FLOYD MAYFIELD DRIVE LAVERGNE, TENNESSEE
MAP AND PARCEL ID:	MAP 014P, PARCEL B-004.00-000
U.S. FEMA FIRM PANEL:	47149C0015J DATED 05/09/2023
EXISTING ZONING: EXISTING LAND USE:	HIGHWAY SERVICE (C-2) VACANT LOT

VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET	SHEET TITLE
C0-00	COVER
C0-01	GENERAL NOTES
--	SURVEY BY OTHERS
C2-00	SITE LAYOUT - OVERALL
C3-10	EROSION CONTROL PLAN - PHASE 1
C3-20	EROSION CONTROL PLAN - PHASE 2
C3-50	EROSION CONTROL DETAILS
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C6-00	UTILITY PLAN - OVERALL
C8-10	SITE DETAILS
C8-11	SITE DETAILS
C8-20	UTILITY DETAILS
L1-00	LANDSCAPE PLAN
L1-50	LANDSCAPE NOTES & DETAILS
L1-51	LANDSCAPE NOTES & DETAILS
--	ARCHITECTURAL ELEVATIONS
--	ARCHITECTURAL ELEVATIONS
--	ARCHITECTURAL ELEVATIONS

CITY OF LAVERGNE
RUTHERFORD COUNTY, TENNESSEE

PROJECT DESIGN TEAM

ARCHITECT
BDG ARCHITECTS LLP
2100 1ST AVE N. BIRMINGHAM, AL
CONTACT: ANTHONY OLIVER
PHONE: (205) 252-8222

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: PHILIP NEAL, PE
PHONE: (615) 564-2711

SURVEY
YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
CONTACT: KENNETH A. BAU, RLS
PHONE: (931) 645-2524

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVE, SUITE 400
NASHVILLE, TN 37210
PHONE:++1 615-208-3924
CONTACT: CHIP ASHLEY, PLA

PERMITTING / UTILITY CONTACTS

BUILDING DEPT.
CITE OF LA VERGNE CODES
5175 MURFREESBORO RD
LA VERGNE, TN 37086
CONTACT: JOE WHITE
PHONE: (615) 287-8605

STORMWATER
CITY OF LA VERGNE
STORMWATER DEPARTMENT
5175 MURFREESBORO RD
LA VERGNE, TN 37086
PHONE: (615) 287-8703

ZONING
CITY OF LA VERGNE PLANNING
5175 MURFREESBORO ROAD
LA VERGNE, TN 37086
CONTACT: BO LOGAN
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LA VERGNE, TN 37086
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SMYRNA, TN 37167
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WATER
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Know what's below. Call before you dig.

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ENGINEER'S SEAL

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
015071090	C0-00	18

Drawing name: C:\Users\Julian.Yee\DC\ACCDocs\kimley-horn\chase la vergne\project files\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER Apr 25, 2025 12:52pm by: Julian.Yee

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CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

   C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

   D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

   E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.

   F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF LA VERGNE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

   Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

   T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

   W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

   X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

   Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

   AA. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED TO BE OPEN AT ONE TIME.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. UTILITIES:

   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

   A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

   B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.

   C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

   D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

   E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

   B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT, IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

   B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

   C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

   D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

2. CURING CRITERIA:

   A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

   B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

   C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

   D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

   E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

   C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

   B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.
3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF LA VERGNE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH-(102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.

B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.

C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.

D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.

E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.

F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK

E. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.

F. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.

G. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

A. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.

B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.

C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.

F. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.

G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.

H. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.

I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.

J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.

K. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVICE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.

L. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.

M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:

- D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
- D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
- D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
- D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
- D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.

P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF HE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

Kimley»Horn
10 LEA AVE, SUITE 400, NASHVILLE, TN 37210
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CHASE
101 FLOYD MAYFIELD DR.
LA VERGNE, TN

PHILIP H. NEAL JR. REGISTERED ENGINEER AGENCY NO. 04/28/2025 OF TENNESSEE

No.	REVISIONS	DATE	BY
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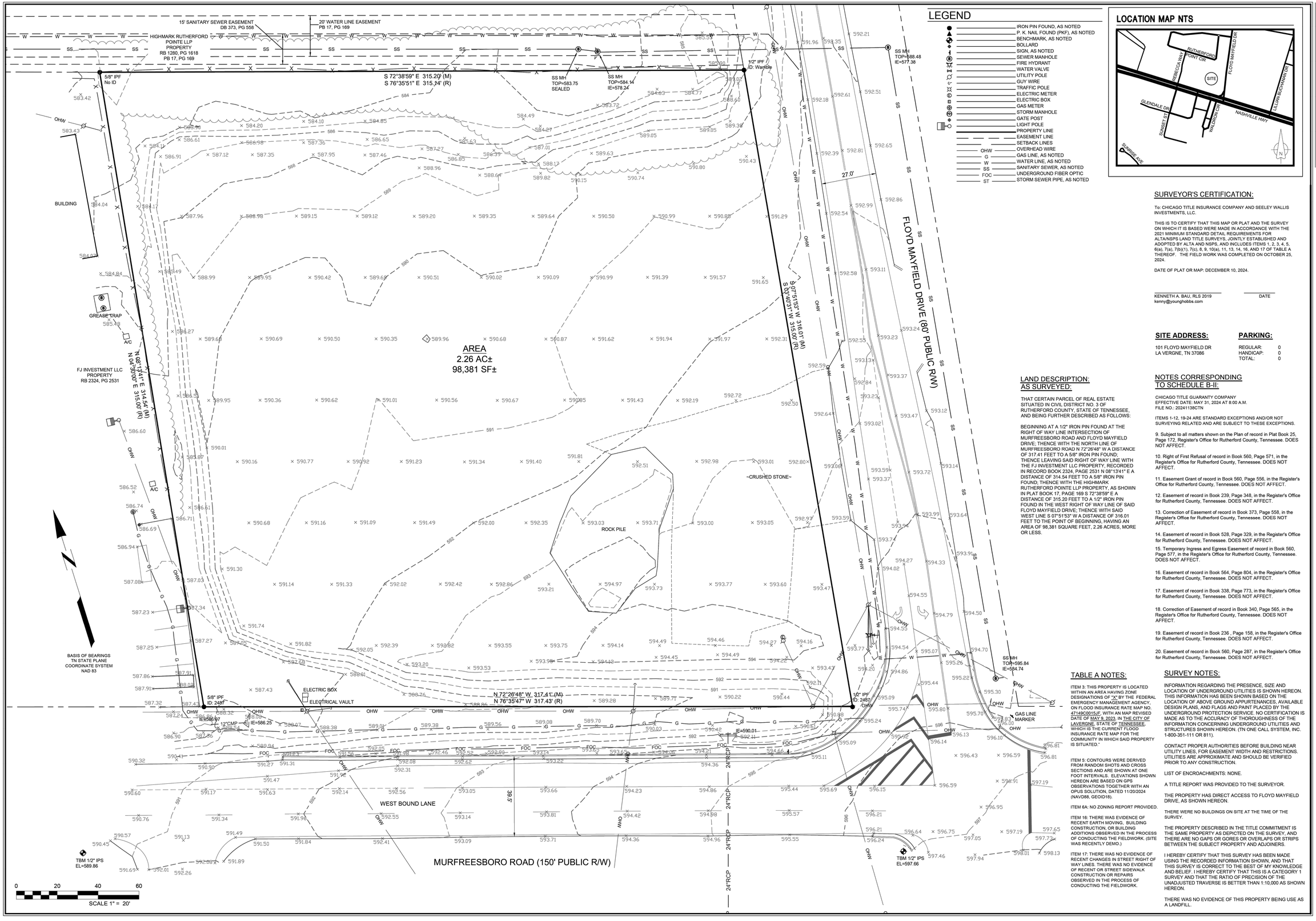
DESIGNED BY: NMM
DRAWN BY: JAY
CHECKED BY: PHN
DATE: 04/28/2025
KIMLEY-HORN PROJECT NO. 015071090

GENERAL NOTES

SHEET NUMBER
C0-01

Drawing name: C:\Users\Julian.Yee\DC\ACCDocs\kimley-horn\chase la vergne\project files\4-CADD\plansheets\C0-01 GENERAL NOTES.



LEGEND

- IRON PIN FOUND, AS NOTED
- P. K. NAIL FOUND (PKF), AS NOTED
- BENCHMARK, AS NOTED
- BOLLARD
- SIGN, AS NOTED
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- GUY WIRE
- TRAFFIC POLE
- ELECTRIC METER
- ELECTRIC BOX
- GAS METER
- STORM MANHOLE
- GATE POST
- LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OHW — OVERHEAD WIRE
- G — GAS LINE, AS NOTED
- W — WATER LINE, AS NOTED
- SS — SANITARY SEWER, AS NOTED
- FOC — UNDERGROUND FIBER OPTIC
- ST — STORM SEWER PIPE, AS NOTED

LOCATION MAP NTS

SURVEYOR'S CERTIFICATION:

To: CHICAGO TITLE INSURANCE COMPANY AND SEELEY WALLIS INVESTMENTS, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 25, 2024.

DATE OF PLAT OR MAP: DECEMBER 10, 2024.

KENNETH A. BAU, RLS 2019 — DATE

kenny@younghobbs.com

SITE ADDRESS:

101 FLOYD MAYFIELD DR
LA VERGNE, TN 37086

PARKING:

REGULAR:	0
HANDICAP:	0
TOTAL:	0

LAND DESCRIPTION: AS SURVEYED:

THAT CERTAIN PARCEL OF REAL ESTATE SITUATED IN CIVIL DISTRICT NO. 3 OF RUTHERFORD COUNTY, STATE OF TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE RIGHT OF WAY LINE INTERSECTION OF MURFREESBORO ROAD AND FLOYD MAYFIELD DRIVE; THENCE WITH THE NORTH LINE OF MURFREESBORO ROAD N 72°26'48" W A DISTANCE OF 317.41 FEET TO A 5/8" IRON PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE FJ INVESTMENT LLC PROPERTY, RECORDED IN RECORD BOOK 2324, PAGE 2531 N 08°13'41" E A DISTANCE OF 314.54 FEET TO A 5/8" IRON PIN FOUND; THENCE WITH THE HIGHMARK RUTHERFORD POINTE LLP PROPERTY, AS SHOWN IN PLAT BOOK 17, PAGE 169 S 72°38'59" E A DISTANCE OF 315.20 FEET TO A 1/2" IRON PIN FOUND IN THE WEST RIGHT OF WAY LINE OF SAID FLOYD MAYFIELD DRIVE; THENCE WITH SAID WEST LINE S 07°51'53" W A DISTANCE OF 316.01 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 98,381 SQUARE FEET, 2.26 ACRES, MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B-II:

CHICAGO TITLE GUARANTY COMPANY
EFFECTIVE DATE: MAY 31, 2024 AT 8:00 A.M.
FILE NO.: 20241138CTN

ITEMS 1-12, 19-24 ARE STANDARD EXCEPTIONS AND/OR NOT SURVEYING RELATED AND ARE SUBJECT TO THESE EXCEPTIONS.

9. Subject to all matters shown on the Plan of record in Plat Book 25, Page 172, Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

10. Right of First Refusal of record in Book 560, Page 571, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

11. Easement Grant of record in Book 560, Page 556, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

12. Easement of record in Book 239, Page 348, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

13. Correction of Easement of record in Book 373, Page 558, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

14. Easement of record in Book 528, Page 329, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

15. Temporary Ingress and Egress Easement of record in Book 560, Page 577, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

16. Easement of record in Book 564, Page 804, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

17. Easement of record in Book 338, Page 773, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

18. Correction of Easement of record in Book 340, Page 565, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

19. Easement of record in Book 236 , Page 158, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

20. Easement of record in Book 560, Page 287, in the Register's Office for Rutherford County, Tennessee. DOES NOT AFFECT.

TABLE A NOTES:

ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 47149C0015J/F, WITH AN MAP REVISED DATE OF MAY 9, 2023, IN THE CITY OF LAVERGNE, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED."

ITEM 5: CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 11/20/2024 (NAVD88, GEOID18).

ITEM 6A: NO ZONING REPORT PROVIDED.

ITEM 16: THERE WAS EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SITE WAS RECENTLY DEMO.)

ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (TN ONE CALL SYSTEM, INC. 1-800-351-111 OR 811).

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

LIST OF ENCROACHMENTS: NONE.

A TITLE REPORT WAS PROVIDED TO THE SURVEYOR.

THE PROPERTY HAS DIRECT ACCESS TO FLOYD MAYFIELD DRIVE, AS SHOWN HEREON.

THERE WERE NO BUILDINGS ON SITE AT THE TIME OF THE SURVEY.

THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME PROPERTY AS DEPICTED ON THE SURVEY, AND THERE ARE NO GAPS OR GORES OR OVERLAPS OR STRIPS BETWEEN THE SUBJECT PROPERTY AND ADJOINERS.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.

THERE WAS NO EVIDENCE OF THIS PROPERTY BEING USE AS A LANDFILL.

YOUNG - HOBBS AND ASSOCIATES

1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768
dave@younghobbs.com

PRELIMINARY, NOT FOR RECORDING OR TRANSFER

KENNETH A. BAU, RLS 2019
THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

No.	Date	Revision

Kimley»Horn

Kimley Horn and Associates, Inc.
10 Lea Avenue, Suite 400
Nashville, TN 37210

ALTA/NSPS LAND TITLE SURVEY

OWNER INFORMATION

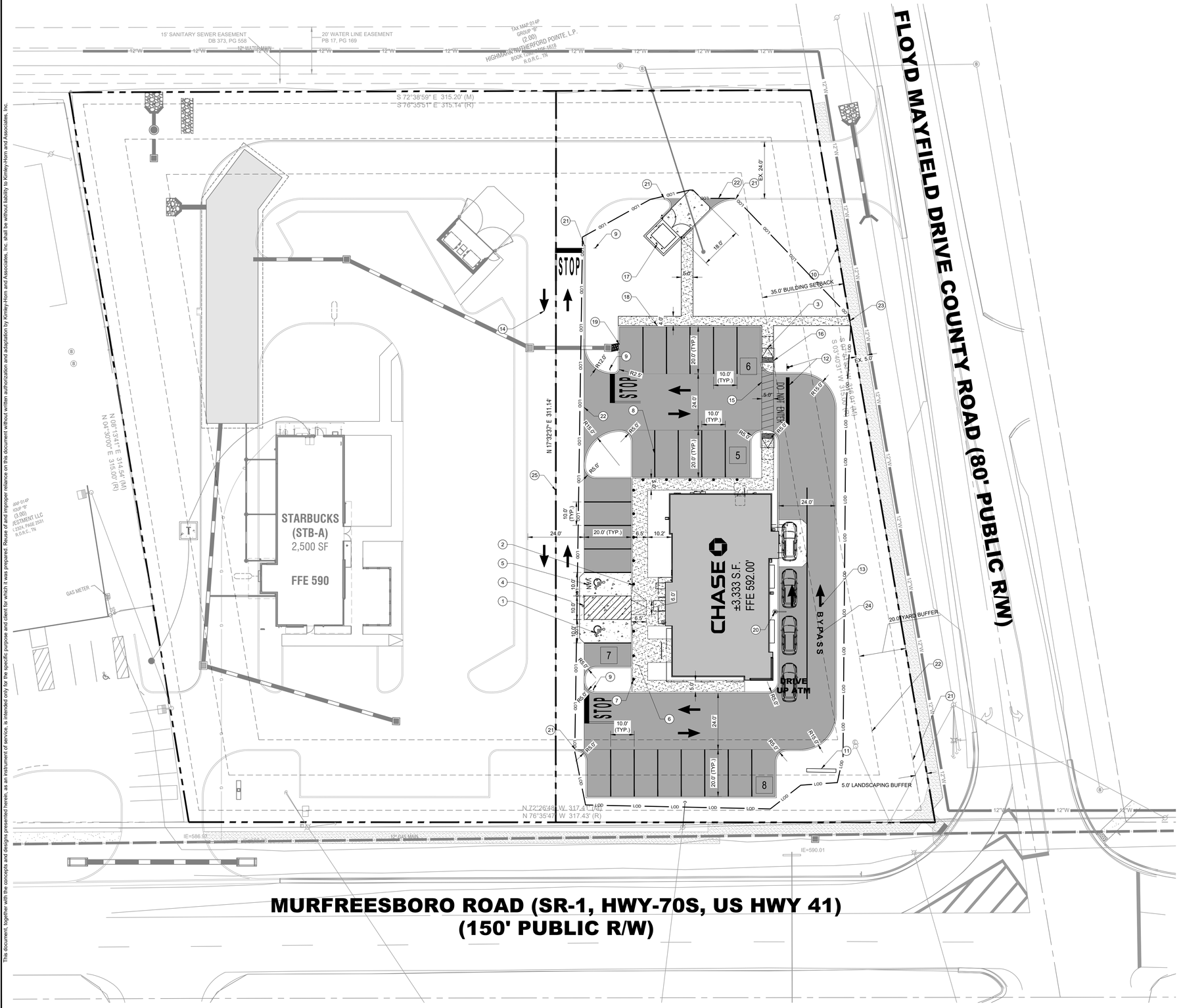
AMNON SHREIBMAN, TRUSTEE
BK 528, PG 329
BK 631, PG 223
RB 405, PG 2562

PARCEL 014P-B-004.00

3RD CIVIL DISTRICT
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE

DRAWN BY:	KAB-CLH
APPROVED BY:	KAB
DATE: (FIELD)	10/25/2024
DATE: (OFFICE)	12/10/2024
YHA PRO. #	175-24

SHEET 1 OF 1



SITE PLAN KEYNOTE LEGEND

1	WHITE PAINTED ADA SYMBOL ON BLUE BACKGROUND (SEE DETAIL ON SHEET C8-11
2	ACCESSIBLE PARKING SIGNAGE (SEE DETAIL ON SHEET C8-11)
3	CONCRETE ADA RAMP
4	4" DIAGONAL BLUE STRIPING (SEE DETAIL ON SHEET C8-11)
5	VAN ADA STALL
6	CONCRETE SIDEWALK (SEE DETAIL ON SHEET C8-10)
7	BOLLARD (TYP.)
8	4" PARKING STRIPE (TYP.)
9	STOP SIGN AND STOPBAR (TYP.)
10	EXISTING PROPERTY LINE (TYP.)
11	PROPOSED MONUMENT SIGN
12	PROPOSED DUAL SIDED DO NOT ENTER & STOP SIGN AND PAINTED STOP BAR (TYP.)
13	TRAFFIC DIRECTIONAL ARROW (TYP.)
14	TWO WAY TRAFFIC DIRECTIONAL ARROW (TYP.)
15	CROSSWALK MARKINGS (TYP.) SEE SHEET C8-11
16	2' WIDE TACTILE WARNING STRIP (TYP.)
17	DUMPSTER ENCLOSURE
18	6" POST CURB (TYP.) SEE DETAIL SHEET C8-10
19	CURB CUT SEE DETAIL SHEET C8-10
20	HEADACHE BAR
21	TIE INTO EXISTING CURB
22	TIE INTO EXISTING ASPHALT
23	TIE INTO EXISTING SIDEWALK
24	BYPASS LANE TEXT IS FOR REFERENCE ONLY
25	PROPOSED PROPERTY LINE

SITE DATA TABLE

ZONING DISTRICT	C-2	
EXISTING USE	VACANT LOT	
PROPOSED USED	BANK	
LOT DATA & REQUIREMENTS	REQUIRED	PROPOSED
ACREAGE OF LOT	N/A	±.96 AC
FLOOR AREA RATIO	TBD	±1:12.6
LOT COVERAGE	0	±43%
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 300 SF OFFICE)	11	27
ACCESSIBLE	1 (1 VAN)	2 (1 VAN)
LANDSCAPING & BUFFERING	EXISTING	PROPOSED
IMPERVIOUS AREA	0 AC	±0.41 AC
PERVIOUS AREA	±1 AC	±0.55 AC
DISTURBED AREA	0 AC	±0.64 AC

PAVING LEGEND

	SIDEWALK SEE DETAIL ON SHEET C8-11
	HEAVY DUTY CONCRETE PAVEMENT SEE DETAIL ON SHEET C8-11
	STANDARD DUTY ASPHALT SEE DETAIL ON SHEET C8-11
	RIP RAP (CLASS A-1) SEE DETAIL ON SHEET C8-11
	EXISTING SIDEWALK

LOD NOTE

ANY WORK OUTSIDE OF THE LOD LINE SHOWN IS CONSIDERED TO BE DESIGNED AND CONSTRUCTED BY OTHERS ON A SEPERATE DEVELOPMENT PLAN

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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10 LEA AVE, SUITE 400, NASHVILLE, TN 37210
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CHASE

101 FLOYD MAYFIELD DR.
LA VERGNE, TN

PHILIP H. NEAL, JR.
REGISTERED ENGINEER
AGENCY NO. 3719
ENGINEER
No. 119998
STATE OF TENNESSEE
04/28/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY: NMM
DRAWN BY: JAY
CHECKED BY: PHN
DATE: 04/28/2025
KIMLEY-HORN PROJECT NO. 015071090

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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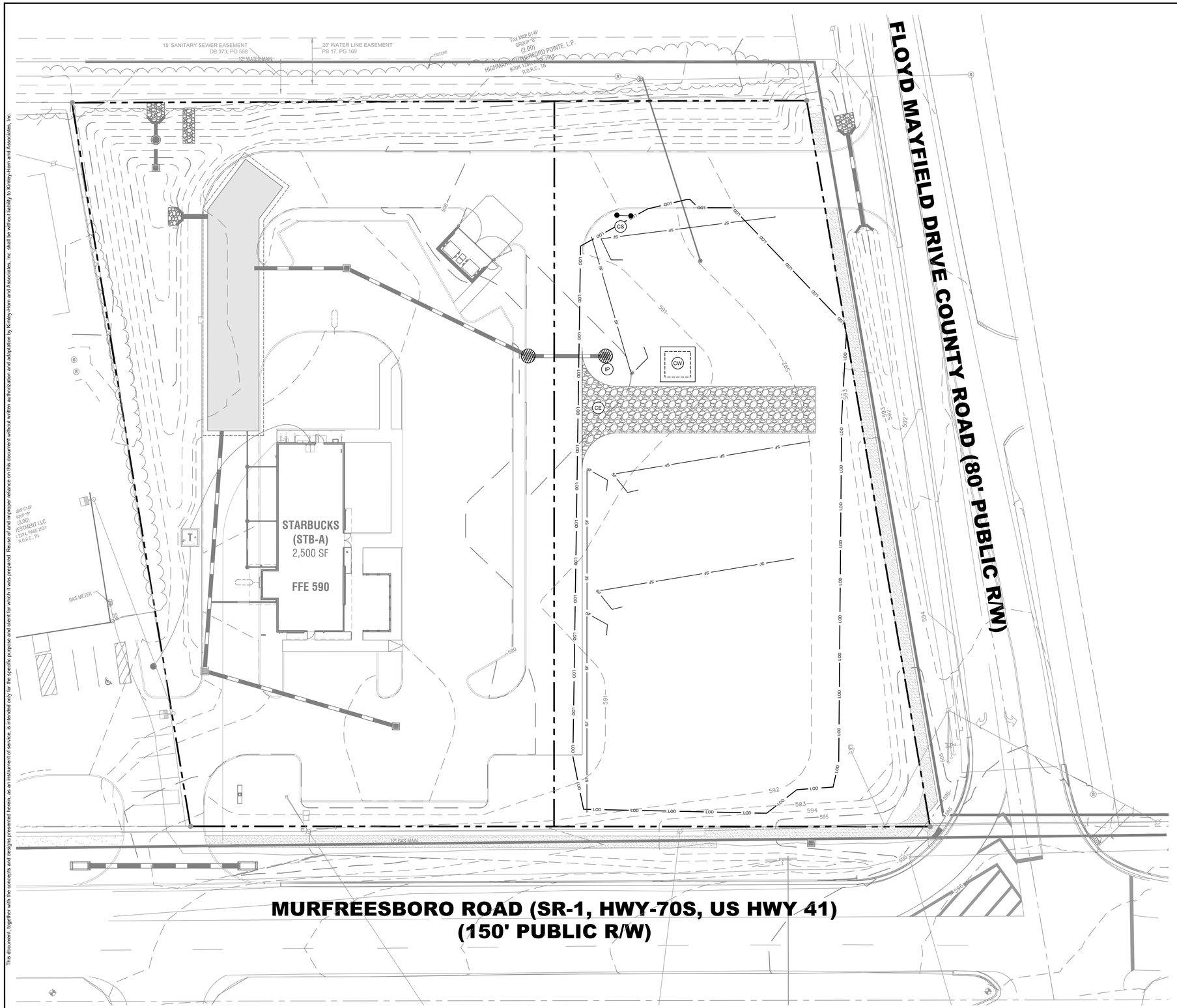

EROSION CONTROL LEGEND

FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD	LIMITS OF DISTURBANCE
	CONSTRUCTION SIGN

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH CITY OF LA VERGNE'S PUBLIC WORKS STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT
2. A GRADING PERMIT WILL NOT BE ISSUED ON THIS LOT UNTIL RURAL PLAINS CIRCLE IS PAVED OR AN ALTERNATE CITY-APPROVED MEANS OF ACCESS IS PROVIDED.
3. INSTALL SILT FENCE AND TREE PROTECTION.
4. CONTRACTOR TO CONTACT ENGINEERING DEPARTMENT TO OBTAIN STORMWATER PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.

LOD NOTE

ANY WORK OUTSIDE OF THE LOD LINE SHOWN IS CONSIDERED TO BE DESIGNED AND CONSTRUCTED BY OTHERS ON A SEPERATE DEVELOPMENT PLAN

GRAPHIC SCALE IN FEET
0 10 20 40

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CHASE
101 FLOYD MAYFIELD DR.
LA VERGNE, TN

PHILIP H. NEAL JR.
REGISTERED ENGINEER
AGENCY ID 3256
04/28/2025
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	NMM
DRAWN BY:	JAY
CHECKED BY:	PHN
DATE:	04/28/2025
KIMLEY-HORN PROJECT NO.	015071090

EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
C3-10

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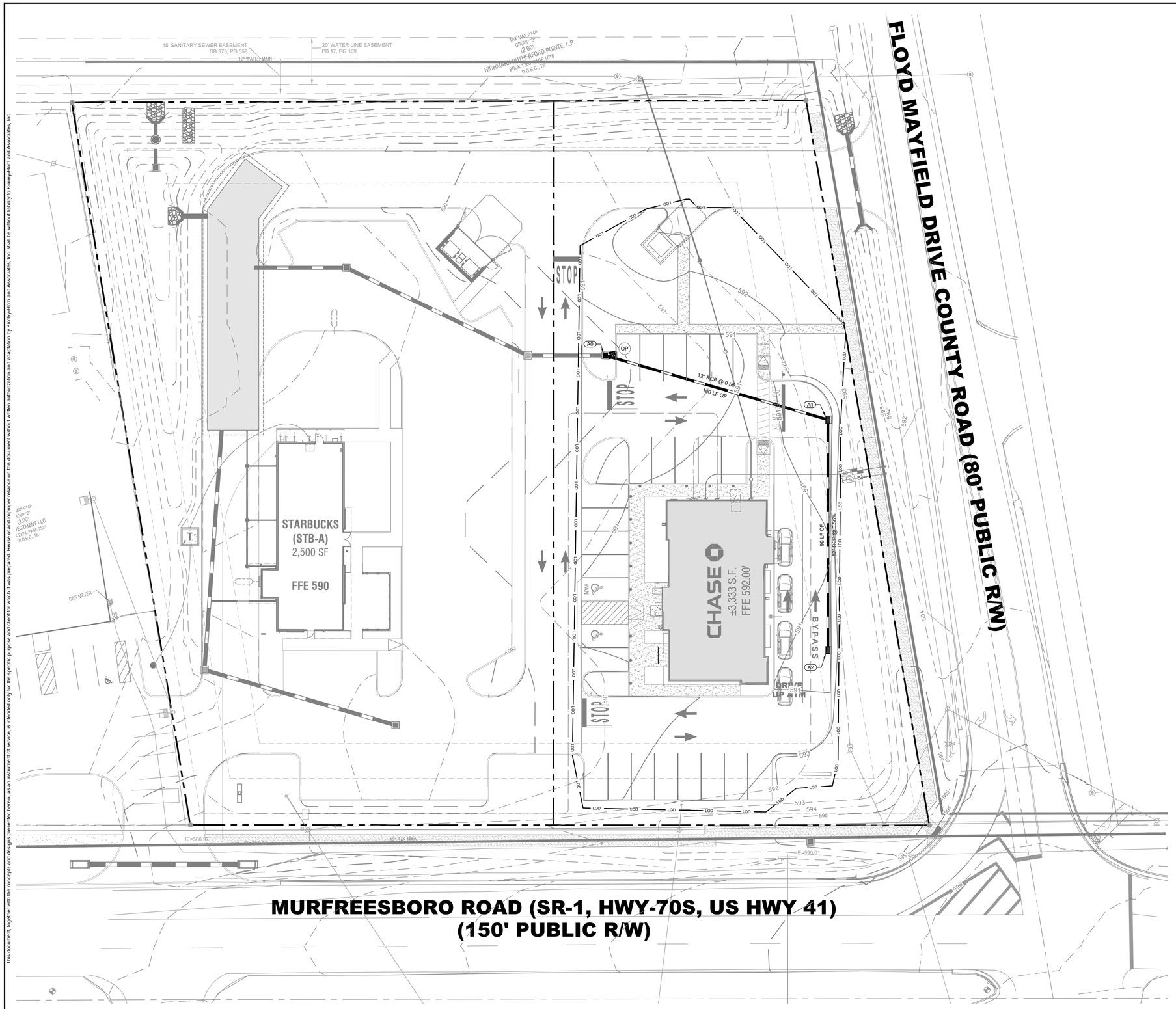

EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
DD	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
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LOD		LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH CITY OF LA VERGNE'S PUBLIC WORKS STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

EPSC PHASE 2 CONSTRUCTION SEQUENCE

1. PERMANENTLY STABILIZE SITE.
2. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
3. FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON THIS PLAN PER THE CITY OF LA VERGNE BMP MANUAL.

LOD NOTE

ANY WORK OUTSIDE OF THE LOD LINE SHOWN IS CONSIDERED TO BE DESIGNED AND CONSTRUCTED BY OTHERS ON A SEPERATE DEVELOPMENT PLAN

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Kimley»Horn
10 LEA AVE, SUITE 400, NASHVILLE, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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CHASE
101 FLOYD MAYFIELD DR.
LA VERGNE, TN

PHILIP H. NEAL JR.
REGISTERED ENGINEER
AGENCY NO. 3299
04/28/2025
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	NMM
DRAWN BY:	JAY
CHECKED BY:	PHN
DATE:	04/28/2025

KIMLEY-HORN PROJECT NO. 015071090

EROSION CONTROL PLAN - PHASE 2

SHEET NUMBER
C3-20

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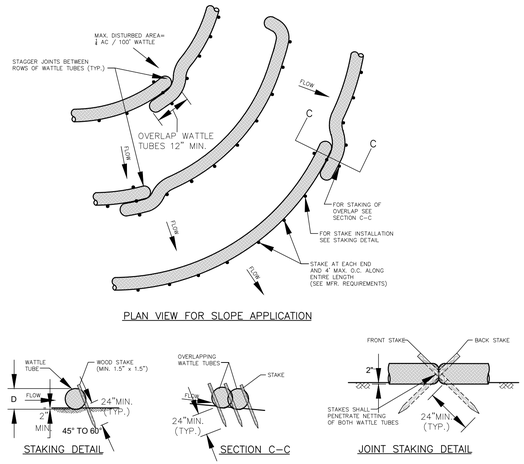


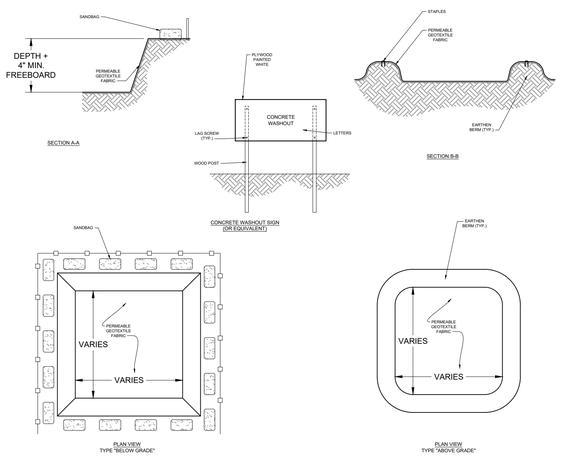
PLAN VIEW FOR SLOPE APPLICATION

STAKING DETAIL

SECTION C–C

JOINT STAKING DETAIL

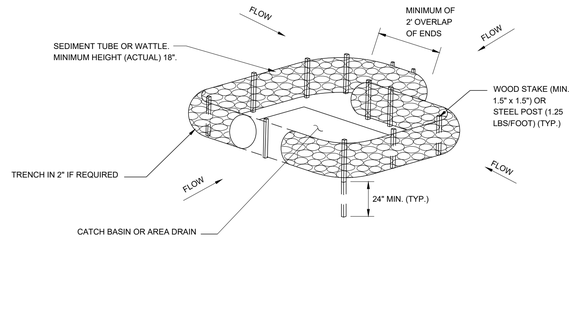
1 EROSION EELS
NOT TO SCALE



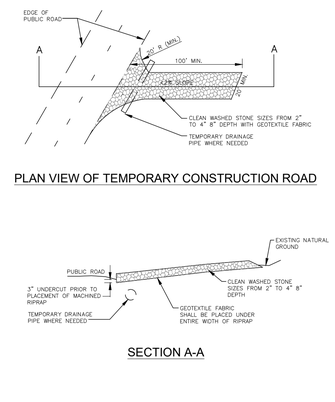
PLAN VIEW TYPE "BELOW GRADE"

PLAN VIEW TYPE "ABOVE GRADE"

2 CONCRETE WASHOUT AREA
NOT TO SCALE



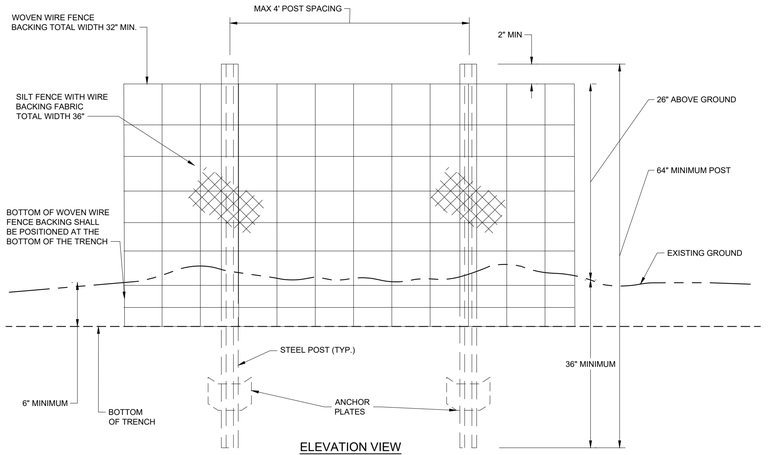
3 INLET PROTECTION (TCP-24)
NOT TO SCALE



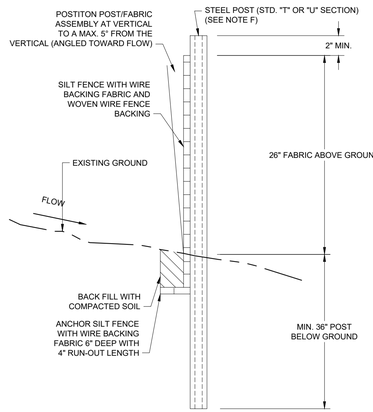
PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

SECTION A-A

4 CONSTRUCTION ENTRANCE (TCP-03)
NOT TO SCALE



ELEVATION VIEW



SECTION VIEW

SF SILT FENCE WITH WIRE BACKING (TYPE C) (TCP-13)
NOT TO SCALE

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CHASE
101 FLOYD MAYFIELD DR.
LA VERGNE, TN

PHILIP H. NEAL JR. REGISTERED ENGINEER AGRICULTURE 04/28/2025 COMMERCE & TIPPER STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
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5			
6			
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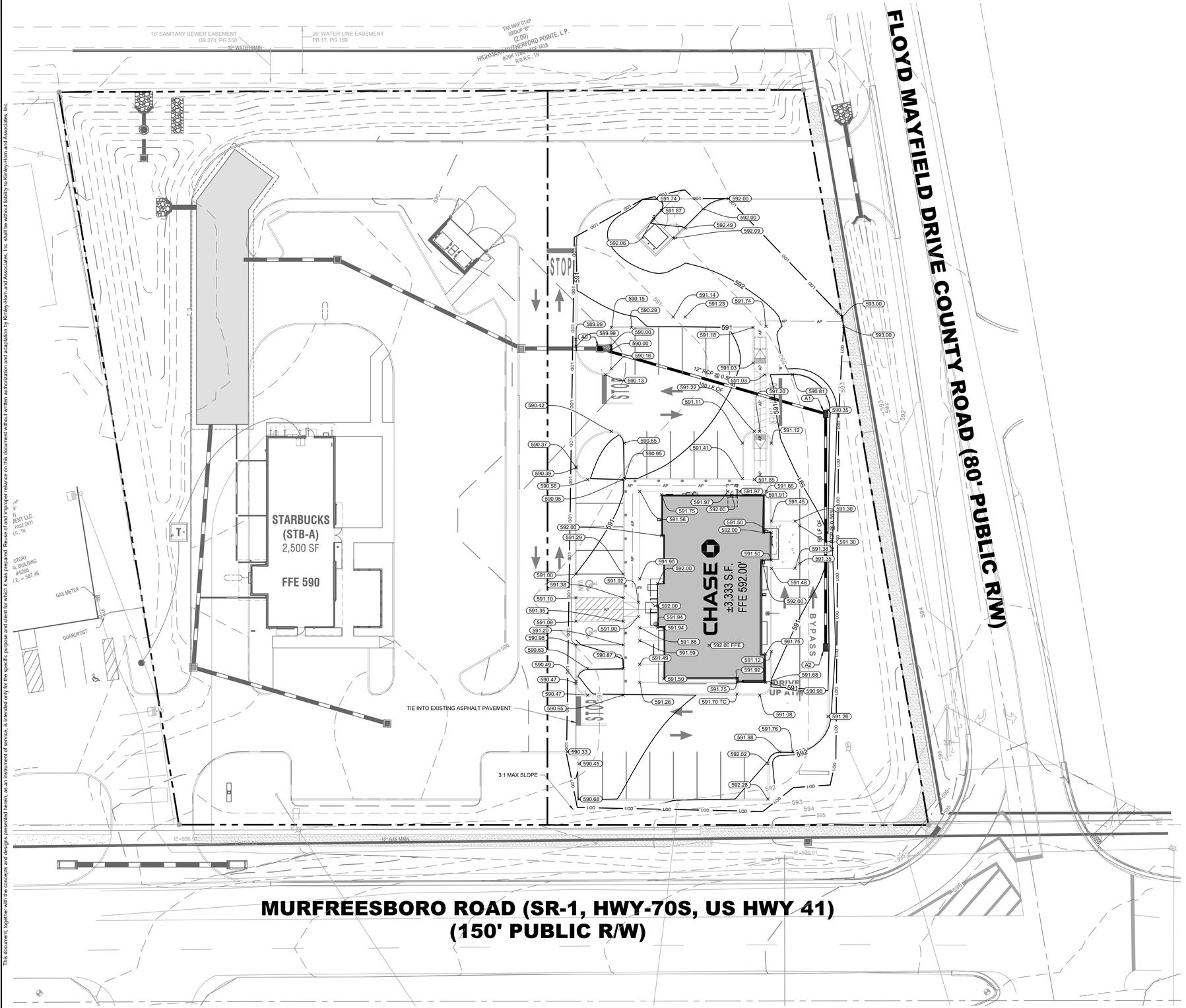
8			
9			
10			

DESIGNED BY:	NMM
DRAWN BY:	JAY
CHECKED BY:	PHN
DATE:	04/28/2025
KIMLEY-HORN PROJECT NO.	015071090

EROSION CONTROL DETAILS

SHEET NUMBER
C3-50


FLOYD MAYFIELD DRIVE COUNTY ROAD (80' PUBLIC R/W)
MURFREESBORO ROAD (SR-1, HWY-70S, US HWY 41)
(150' PUBLIC R/W)
15' SANITARY SEWER EASEMENT
OB 373, PG 558
12" WATER MAIN
20' WATER LINE EASEMENT
PB 17, PG 169
TAX MAP 014P
GROUP "B"
(2.00)
HIGHMARK RUTHERFORD POINTE, L.P.
BOOK 1265, PAGE 1618
R.O.R.C., TN
STARBUCKS
(STB-A)
2,500 SF
FFE 590
CHASE
±3,333 S.F.
FFE 592.00'
592.00 FFE
DRIVE UP ATM
BYPASS
STOP
12" RCP @ 0.5%
100 LF OF
TIE INTO EXISTING ASPHALT PAVEMENT
3:1 MAX SLOPE
12" GAS MAIN
IE=586.07
IE=590.01
GAS METER
GUARDPOST
1 STORY
COMMERCIAL BUILDING
#5365
F.F.E. = 587.46
591.74
591.87
592.00
592.49
592.09
592.06
591.14
591.23
591.74
590.15
590.29
589.99
590.00
590.16
591.18
591.03
590.13
591.22
591.20
590.81
591.11
590.35
590.42
590.65
590.95
591.41
590.37
590.39
590.58
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591.86
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591.91
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591.75
591.70 TC
591.30
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591.35
591.48
592.00
591.75
591.12
591.92
591.68
590.98
591.08
591.26
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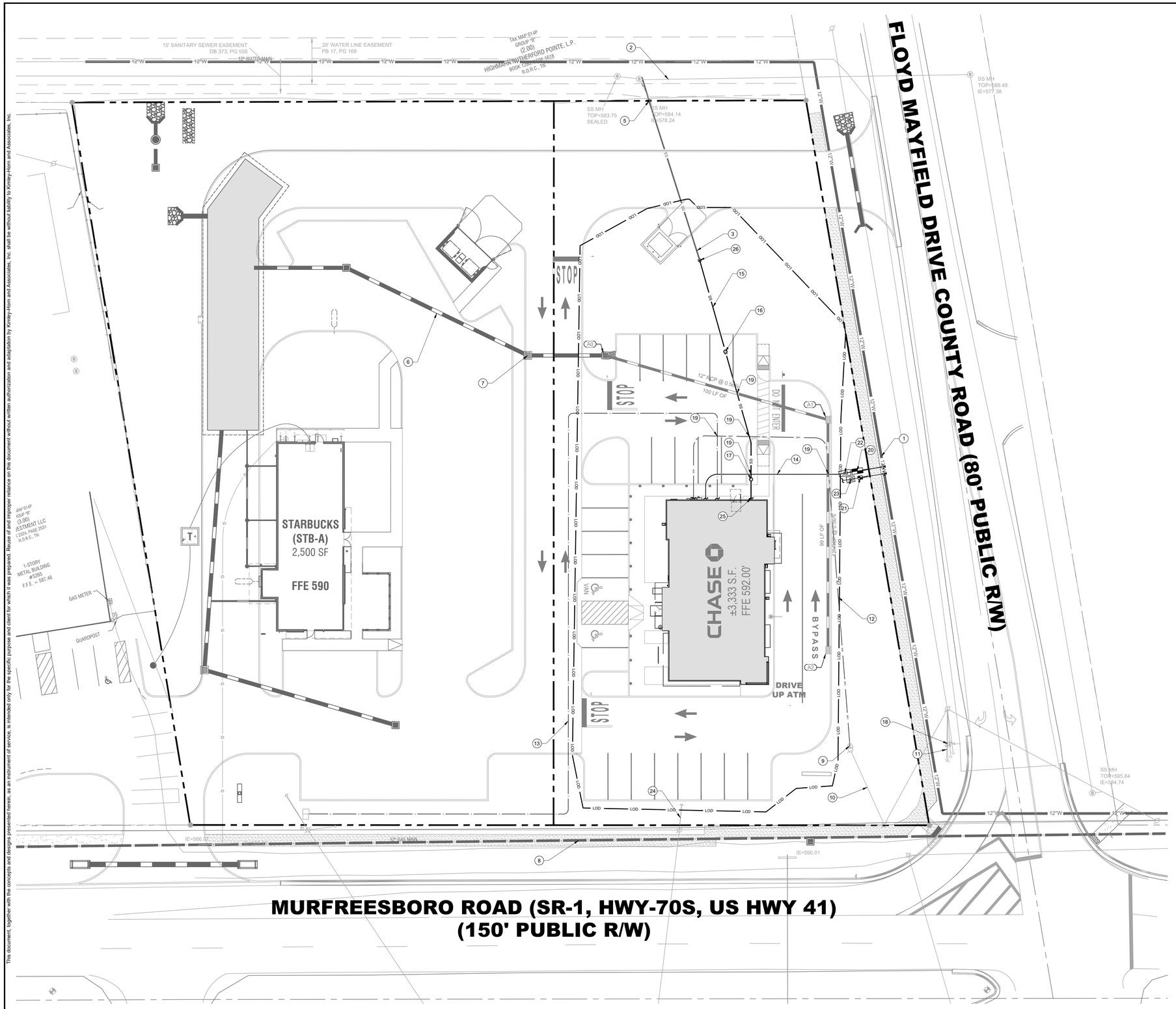
FLOYD MAYFIELD DRIVE COUNTY ROAD (80' PUBLIC R/W)
MURFREESBORO ROAD (SR-1, HWY-70S, US HWY 41)
(150' PUBLIC R/W)
15' SANITARY SEWER EASEMENT
DB 373, PG 556
20' WATER LINE EASEMENT
PB 17, PG 169
12" WATER MAIN
TAX MAP 014P
GROUP "B"
(2.00)
HIGHWAY 70 SUTHERFORD POINTE, L.P.
BOOK 1265, PAGE 1618
R.O.R.C., TN
TAX MAP 014P
GROUP "B"
(3.00)
TESTMENT LLC
1523, PAGE 2531
R.O.R.C., TN
STARBUCKS
(STB-A)
2,500 SF
FFE 590
1-STORY
METAL BUILDING
#5265
F.F.E. = 587.46
GAS METER
GUARDPOST
CHASE
±3,333 S.F.
FFE 592.00'
DRIVE
UP ATM
BYPASS
STOP
DO NOT ENTER
12" RCP @ 0.50%
100 LF OF
99 LF OF
12" DIP
SS MH
TOP=583.75
SEALED
SS MH
TOP=584.14
IE=578.24
SS MH
TOP=588.48
IE=577.38
SS MH
TOP=595.84
IE=584.74
IE=586.00
12" GAS MAIN
IE=590.01
LOD
12"W
8"W
6"W
12"GAS
12"W
12"W
12"W

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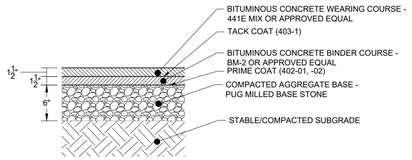
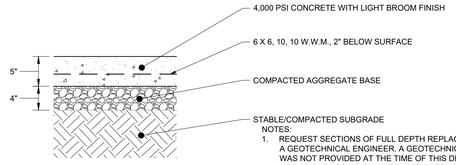


NOTES:
1. REQUEST SECTIONS OF FULL DEPTH REPLACEMENT FROM A GEOTECHNICAL ENGINEER. A GEOTECHNICAL REPORT WAS NOT PROVIDED AT THE TIME OF THIS DESIGN.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
3. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.

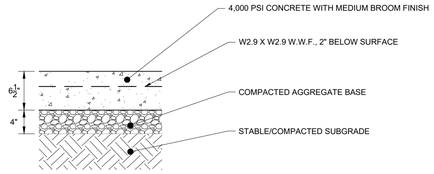
1 TYPICAL STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

SCALE: 1" = 1'



NOTES:
1. REQUEST SECTIONS OF FULL DEPTH REPLACEMENT FROM A GEOTECHNICAL ENGINEER. A GEOTECHNICAL REPORT WAS NOT PROVIDED AT THE TIME OF THIS DESIGN.FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
3. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
4. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.
5. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
6. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

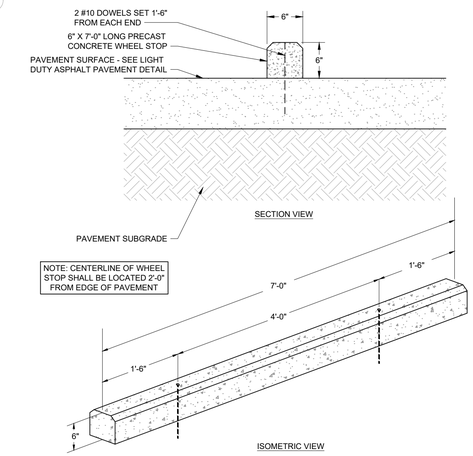
2 TYPICAL STANDARD DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE



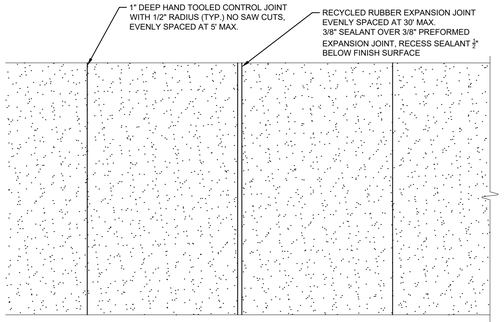
NOTES:
1. REQUEST SECTIONS OF FULL DEPTH REPLACEMENT FROM A GEOTECHNICAL ENGINEER. A GEOTECHNICAL REPORT WAS NOT PROVIDED AT THE TIME OF THIS DESIGN.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
4. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.
6. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
7. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

3 TYPICAL HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE

SCALE: 1" = 1'



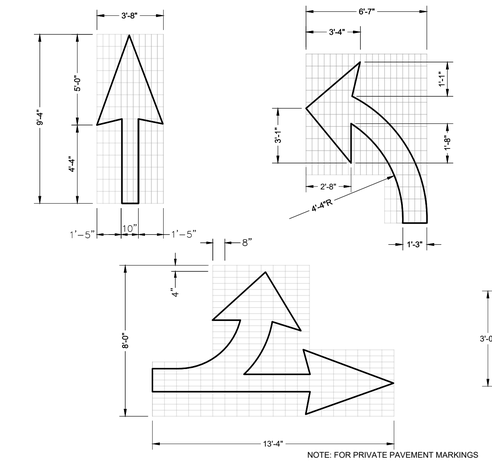
4 CONCRETE WHEEL STOP
NOT TO SCALE



NOTE:
EXPANSION JOINTS SHALL BE PLACED AT ANY TIE-IN POINT TO EXISTING CONCRETE AND AT ALL VERTICAL INTERFACES WITH BUILDINGS AND WALLS.

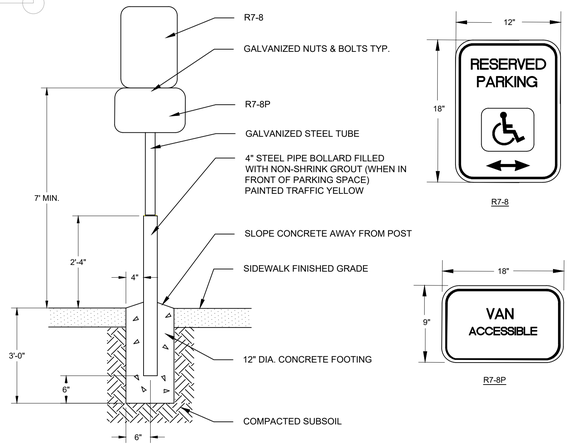
5 LIGHT DUTY CONCRETE JOINT
NOT TO SCALE

6 N/A
NOT TO SCALE

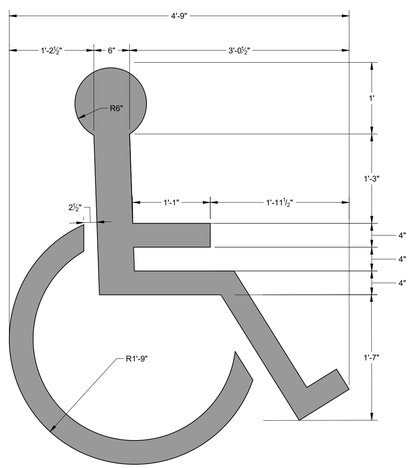


NOTE: FOR PRIVATE PAVEMENT MARKINGS ONLY. ALL PUBLIC PAVEMENT MARKINGS SHOULD REFERENCE MUTCD STANDARDS.

7 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE

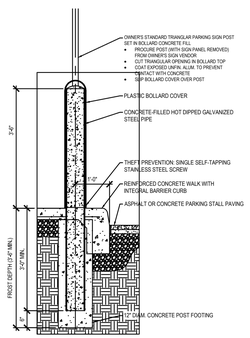


8 ADA PARKING SPACE SIGN
NOT TO SCALE

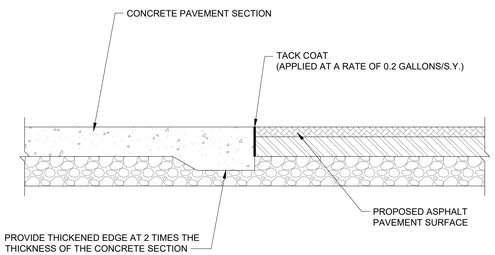


9 ADA PARKING SPACE SYMBOL
NOT TO SCALE

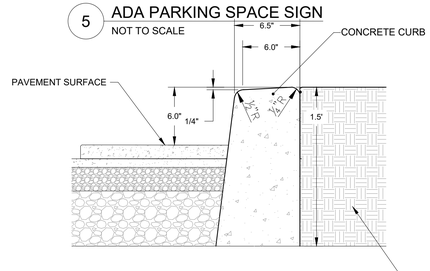
VEHICLE STRIKE PROTECTION BOLLARD



10 PIPE BOLLARD
NOT TO SCALE



11 CONCRETE TO ASPHALT TRANSITION (FLUSH)
NOT TO SCALE



12 6" CONCRETE POST CURB
NOT TO SCALE

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CHASE
101 FLOYD MAYFIELD DR.
LA VERGNE, TN

PHILIP H. NEAL JR. REGISTERED ENGINEER AGRICULTURE 04/28/2025 ENGINEER NO. 117808 STATE OF TENNESSEE

No.	DATE	BY
1		
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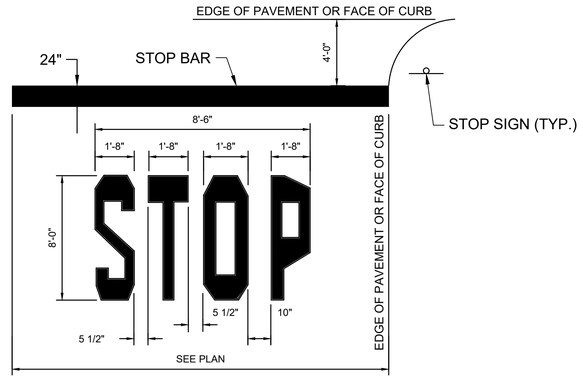
REVISIONS

DESIGNED BY:	NMM
DRAWN BY:	JAY
CHECKED BY:	PHN
DATE:	04/28/2025
KIMLEY-HORN PROJECT NO.	015071090

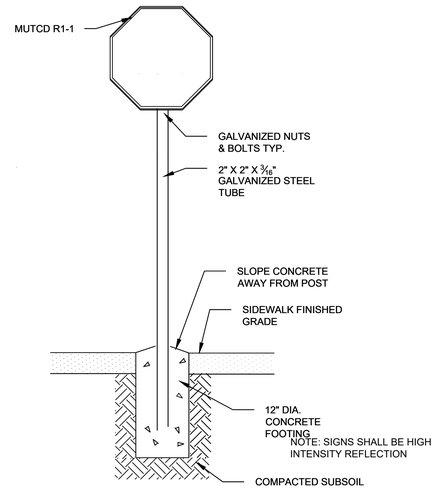
SITE DETAILS

SHEET NUMBER
C8-10



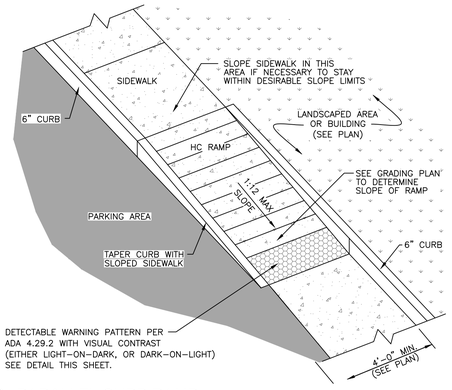
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

15 STOP BAR
NOT TO SCALE

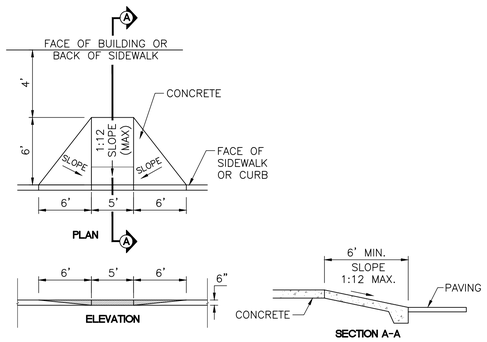


16 STOP SIGN & DO NOT ENTER SIGN
NOT TO SCALE

NOTES:
1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.



17 PARALLEL CURB RAMP
NOT TO SCALE



18 FLARED CURB RAMP
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CHASE
101 FLOYD MAYFIELD DR.
LA VERGNE, TN

PHILIP H. NEAL JR
REGISTERED ENGINEER
04/28/2025
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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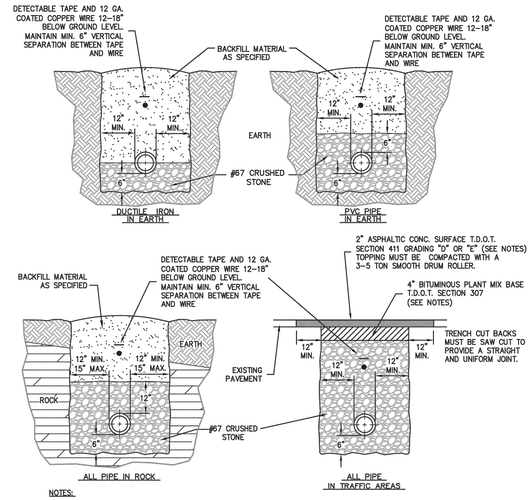
DESIGNED BY:	NMM
DRAWN BY:	JAY
CHECKED BY:	PHN
DATE:	04/28/2025
KIMLEY-HORN PROJECT NO.	015071090

SITE DETAILS

SHEET NUMBER
C8-11



NOTES:

1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8" OF BINDER (2 LIFTS) AND 3" OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL UP 2" OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONS SHOWN IN EACH DIRECTION AND INSTALL 2" OF NEW SURFACE MIX OVER MILLED AREA. REPAINT OR REPLACE, IF THERMOPLASTIC, ALL DELINEATION LINES AND PAVEMENT MARKINGS.
3. WHERE EXISTING SURFACE IS CONCRETE SUBSTITUTE 6" T.D.O.T. ITEM NO. 701–02.
4. FOR RESTORATION OF GRAVEL SURFACES, BACKFILL ENTIRE TRENCH WITH STONE.

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Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133–2968
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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

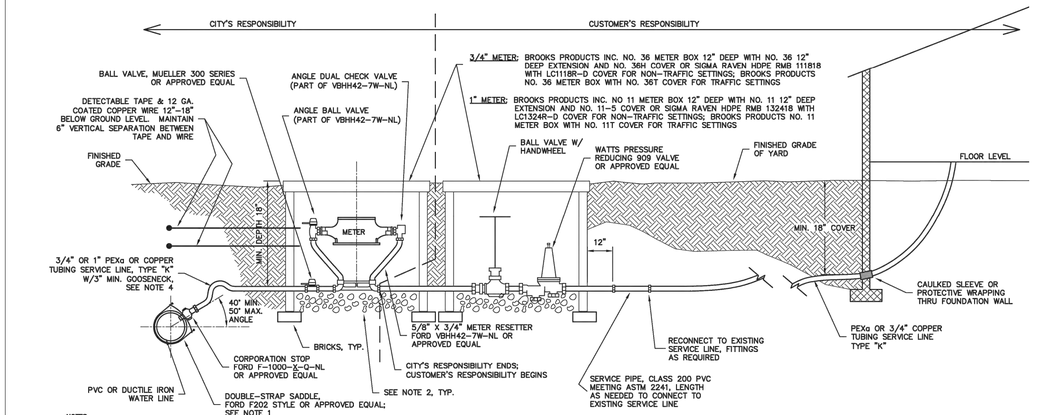
STANDARD WATERLINE BEDDING & BACKFILLING

N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56



NOTES:

1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP (MIN.) OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. SEE STANDARD SPECIFICATIONS FOR LIST OF SERVICE CONNECTION FITTINGS.
4. METER:
   - 4.1. 3/4 INCH – BADGER MODEL 25, LEAD FREE BRONZE ALLOY OR ENGINEERED POLYMER WITH REMOTE READ TRANSMITTER.
   - 4.2. 1 INCH – BADGER MODEL 70, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER.
5. CASING IS REQUIRED IF THE SERVICE LINE IS UNDER THE ROADWAY.
   - 5.1. CASING PIPE SHALL EXTEND FROM WATER MAIN TAP TO METER OR RIGHT–OF–WAY TO RIGHT–OF–WAY.
   - 5.2. CASING PIPE SHALL BE PVC SCH. 80 AND THE DIAMETER SHALL BE THE OUTSIDE DIAMETER OF THE SERVICE LINE PLUS 2" MINIMUM.
   - 5.3. CASING IS NOT REQUIRED IF WATER MAIN IS NOT UNDER THE PAVEMENT AND WATER METER IS ON THE SAME SIDE OF THE ROAD AS THE WATER MAIN.
6. WHEN PEXa SERVICE LINE IS INSTALLED, DETECTABLE TAPE AND COPPER WIRE SHALL BE INSTALLED AS SHOWN AND PER PARAGRAPHS 22.26 AND 22.27 OF THE STANDARD SPECIFICATIONS. THE ENDS OF THE WIRE SHALL TERMINATE IN A VALVE BOX, METER BOX, OR OTHER APPROVED LOCATION, WHEREBY DETECTION EQUIPMENT MAY BE ATTACHED.

WATER LINE INSPECTION

OBJECTIVE:
As provided in the City of LaVergne Municipal Code new customer potable water service piping requires inspection and testing prior to commencement of potable water service. This policy establishes LaVergne Water Department minimum inspection and testing requirements to safeguard health, public welfare, and the protection of property.

REQUIREMENTS:
New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 85 psi or not less than 25 psi above the working pressure under which it is to be operated, whichever is more. The water used for test shall be potable water service.

Inspections shall be carried out on the portion of the piping from the building to the customer (discharge) side of the water meter and is in general the water supply system outside the building. The inspection shall include visual review of materials and workmanship to assure code conformance. A record of the inspection details shall be kept by LaVergne Water Department.

Inspection and testing of underground piping shall be made after trenches are excavated, piping installed and prior to any backfill put in place.

Advance notice of at least 24 hours is required for inspection and re–inspection and shall be performed during normal working hours. Contact the City of LaVergne Water Department at 615–793–9891.

TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION

N.T.S.

Revised August 2017

STANDARD DETAIL 020

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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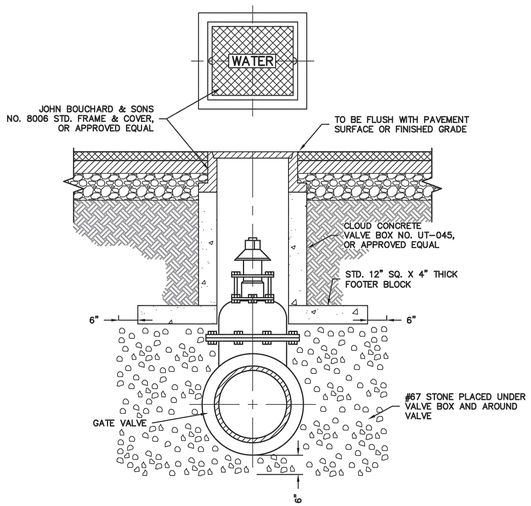
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\020 Typical Water Service Install.dwg



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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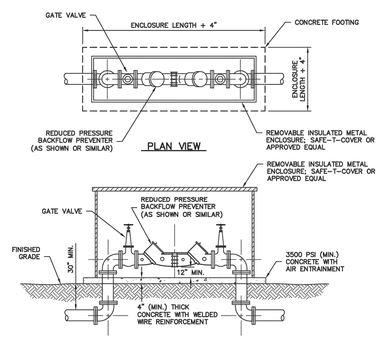
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

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G & M File No. 442-56

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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg

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CHASE
101 FLOYD MAYFIELD DR.
LA VERGNE, TN

PHILIP H. NEAL JR
REGISTERED ENGINEER
04/28/2025
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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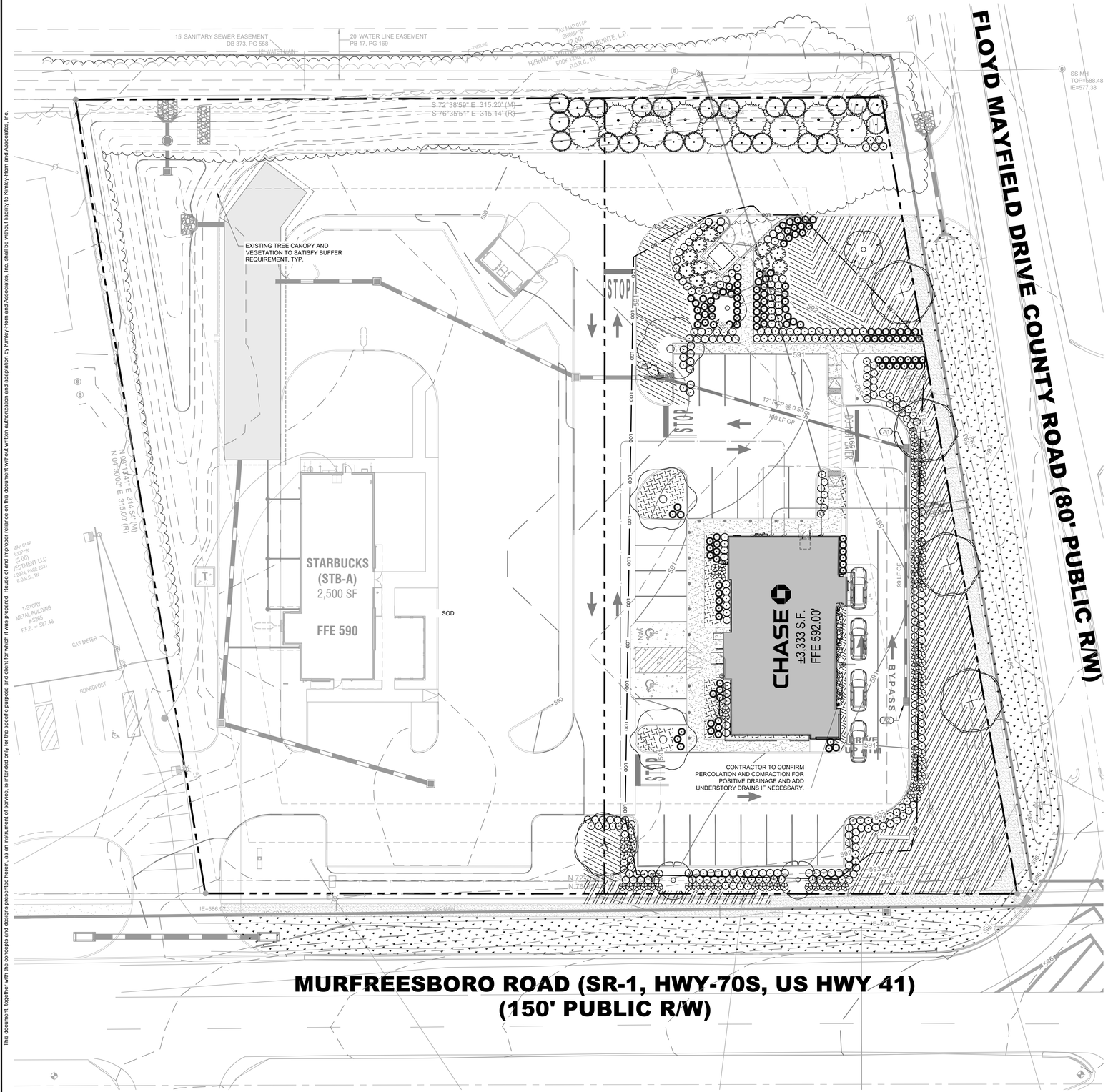
DESIGNED BY:	NMM
DRAWN BY:	JAY
CHECKED BY:	PHN
DATE:	04/28/2025

KIMLEY-HORN PROJECT NO. 015071090

UTILITY DETAILS

SHEET NUMBER
C8-20



LANDSCAPE DATA TABLE

PROJECT NAME:	CHASE - NB
PROPERTY ADDRESS:	101 FLOYD MAYFIELD DRIVE LAVERGNE, TENNESSEE 37086
MAP AND PARCEL ID:	MAP 014P PARCEL B-004.00-000
EXISTING ZONING:	HIGHWAY SERVICE (C-2)
EXISTING LAND USE:	VACANT LOT
PROPOSED LAND USE:	X
SITE AREA (AC):	.96
BUILDING AREA (SF):	#050
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

LANDSCAPE REQUIREMENTS

GENERAL LANDSCAPE REQUIREMENTS:

LANDSCAPE REQUIRED ON NON-RESIDENTIAL SITES PER ACRE:
- 3 CANOPY TREES (2.5" CALIPER MINIMUM)
- 3 UNDERSTORY TREES (1.5" CALIPER MINIMUM)
- 15 SHRUBS (18" HEIGHT MINIMUM)

SITE DEVELOPMENT AREA = 1 ACRE +/-
PROPOSED LANDSCAPE EXCEEDS REQUIREMENT:
- 3 CANOPY TREES (2.5" CALIPER MINIMUM)
- 3 UNDERSTORY TREES (1.5" CALIPER MINIMUM)
- 15 SHRUBS (18" HEIGHT MINIMUM)

REQUIRED BUFFERS:

BUFFER AND LANDSCAPE REQUIREMENTS ARE INTENDED TO MAKE INCOMPATIBLE USES COMPATIBLE BY REQUIRING A SCREEN OR BUFFER BETWEEN THE USES IN ORDER TO MINIMIZE THE HARMFUL IMPACT OF NOISE, DUST AND OTHER DEBRIS, MOTOR VEHICLE HEADLIGHT GLARE OR OTHER ARTIFICIAL LIGHT INTRUSION AND OTHER OBJECTIONABLE ACTIVITIES OR IMPACTS CONDUCTED ON OR CREATED BY AN ADJOINING OR NEARBY USE.

TRANSITIONAL SCREENING 1. SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF TWENTY-FIVE (25) FEET WIDE AND PLANTED WITH:
ONE LARGE EVERGREEN TREE WITH AN ULTIMATE HEIGHT OF 40 FEET OR GREATER FOR EVERY 10 LINEAR FEET, PLUS ONE MEDIUM EVERGREEN WITH AN ULTIMATE HEIGHT OF 20 TO 40 FEET FOR EVERY FIVE LINEAR FEET.

PERIMETER PARKING SCREENING:

ALL PARKING LOTS SHALL BE SCREENED FROM THE ROAD AND FROM ADJACENT PROPERTIES USING A 3-FOOT TALL SCREEN IN THE FORM OF AN EVERGREEN HEDGE, A BERM, OR A MASONRY WALL. THIS SCREEN MUST BE LOCATED WITHIN A 5-FOOT WIDE LANDSCAPE BUFFER AREA ON THE PERIMETER OF THE PARKING LOT.

IRRIGATION NOTE

THE AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM SHALL MEET METRO NASHVILLE STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

PLANT SCHEDULE

SYMBOL	CODE		BOTANICAL / COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES							
	NS	3	NYSSA SYLVATICA BLACK GUM	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	
	QP	5	QUERCUS PHELLOS WILLOW OAK	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	
EVERGREEN TREES							
	IF	23	ILEX X ATTENUATA 'FOSTERI' FOSTER'S HOLLY	AS SHOWN	2" CAL.; 8'-10' MIN. HT.	B&B	
	JE	9	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	AS SHOWN	2" CAL. MIN; 8`-10` HT.	B&B	
UNDERSTORY TREES							
	AA	4	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	AS SHOWN	2" CAL; 8-10` HT.	B&B	
SHRUBS							
	KL	11	KALMIA LATIFOLIA MOUNTAIN LAUREL	AS SHOWN	36" MIN. HT.	5 GAL.	
DECIDUOUS SHRUBS							
	IS3	92	ITEA VIRGINICA `SPRICH` LITTLE HENRY® SWEETSPIRE	AS SHOWN	24" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
EVERGREEN SHRUBS							
	IS	164	ILEX GLABRA `SHAMROCK` SHAMROCK INKBERRY HOLLY	AS SHOWN	24" MIN. HT.	3 GAL.	
	IS2	128	ILEX VOMITORIA `SCHILLINGS` SCHILLINGS YAUPON HOLLY	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
ORNAMENTAL GRASSES							
	MW	128	MUHLENBERGIA CAPILLARIS `WHITE CLOUD` WHITE CLOUD MUHLY GRASS	AS SHOWN	18" MIN. HT.	3 GAL.	
GROUND COVERS							
	RR	97 SF	RIVER ROCK	-	3" - 5" ASSORTED FLATS & ROUNDS	-	-
	CP	270	CAREX PENSYLVANICA PENNSYLVANIA SEDGE	18" O.C.	-	1 GAL.	MATCHED, FULL, FREE OF WEEDS
	SEED2	6,392 SF	MEADOW SEED MIX MEADOW SEED MIX	AS SHOWN			
	PW	93	PHLOX DIVARICATA WOODLAND PHLOX	AS SHOWN			
	RG	119	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	48" O.C.	-	1 GAL.	MATCHED, FULL, FREE OF WEEDS
SOD/SEED							
	SEED	9,602 SF	- SEED	-	-	SEED	-

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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CHASE
101 FLOYD MAYFIELD DR.
LA VERGNE, TN

CHARLES A. ASHLEY
REGISTERED
LANDSCAPE ARCHITECT
No. 329
AGRICULTURE
COMMERCIAL
RESIDENTIAL
TENNESSEE
4/28/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY:	#096
DRAWN BY:	#097
CHECKED BY:	#098
DATE:	04/28/2025
KIMLEY-HORN PROJECT NO.	015071090

LANDSCAPE PLAN

SHEET NUMBER
L1-00

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. LONGLEAF PINE STRAW, NEEDLES RANGE FROM 8"-17", HAND RACKED AND BALED, 3" DEPTH MINIMUM, INSPECTED BY INVASIVE SPECIES SPECIALIST PER USDA REQUIREMENTS. FREE OF WEEDS.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE *KEPT* FREE OF NOXIOUS WEEDS UNTIL *FINAL* ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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CHASE
101 FLOYD MAYFIELD DR.
LA VERGNE, TN

CHARLES A. ASHLEY
REGISTERED
LANDSCAPE ARCHITECT
4/28/2025

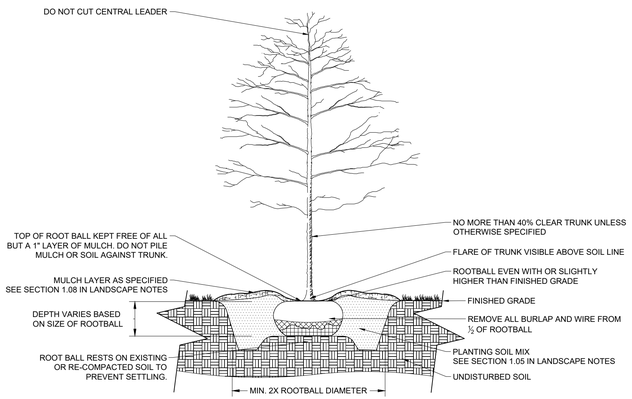
No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	#096
DRAWN BY:	#097
CHECKED BY:	#098
DATE:	04/28/2025

KIMLEY-HORN PROJECT NO. 015071090

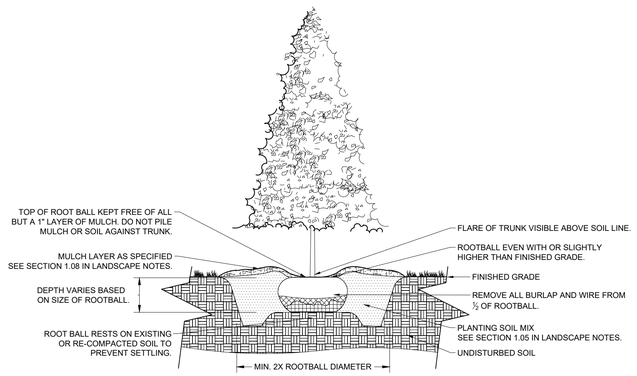
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L1-50



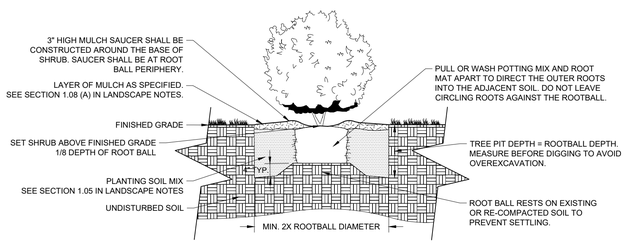
1 B&B TREE PLANTING

NOT TO SCALE



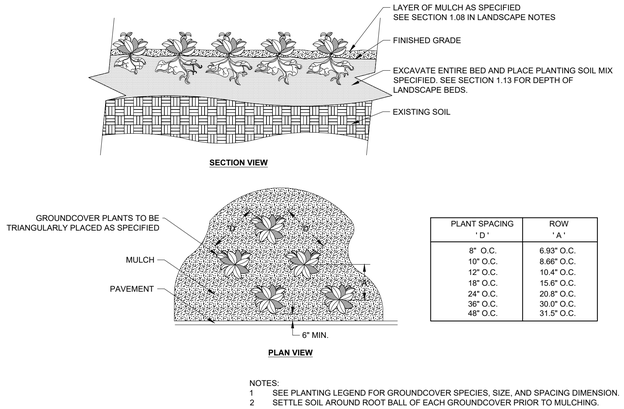
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 CONTAINER SHRUB PLANTING

NOT TO SCALE

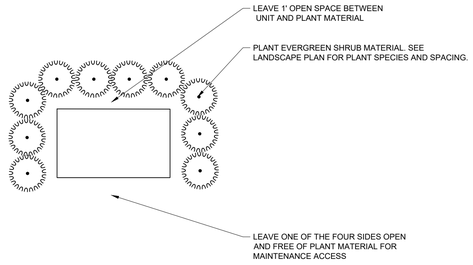


PLANT SPACING ' D '	ROW ' A '
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER PLANTING

NOT TO SCALE



5 TYPICAL SERVICE SCREENING DETAIL

NOT TO SCALE

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CHASE
101 FLOYD MAYFIELD DR.
LA VERGNE, TN

CHARLES A. ASHLEY
REGISTERED
LANDSCAPE ARCHITECT
4/28/2025

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	#096
DRAWN BY:	#097
CHECKED BY:	#098
DATE:	04/28/2025
KIMLEY-HORN PROJECT NO.	015071090

LANDSCAPE NOTES & DETAILS

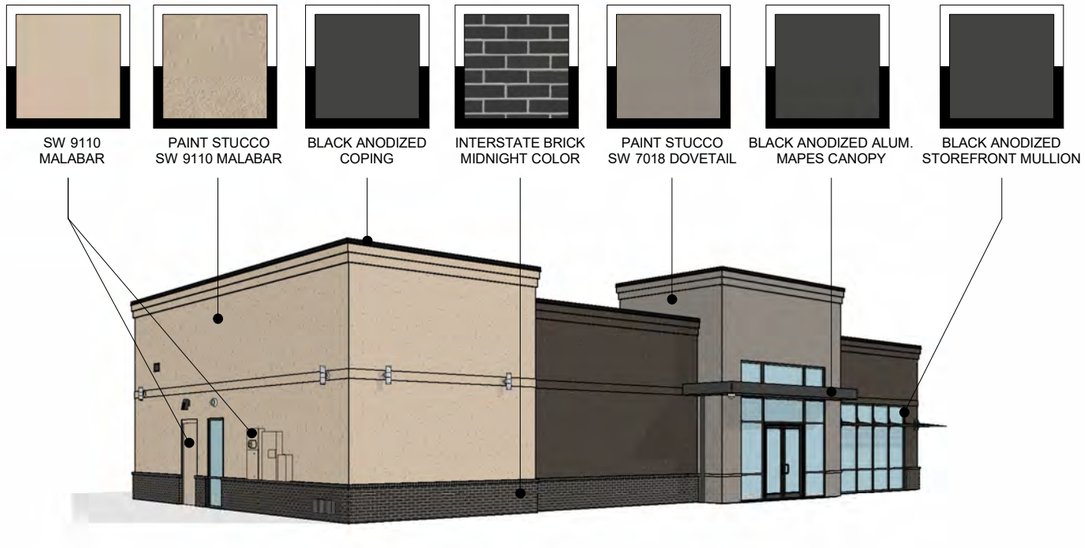
SHEET NUMBER
L1-51

WEST ELEVATION (PRIMARY PARKING)

(PERCENTAGE OF BRICK / STUCCO = 100%)

NORTH ELEVATION

(PERCENTAGE OF BRICK / STUCCO = 100%)



LA VERGNE

101 FLOYD MAYFIELD DR,
LA VERGNE, TN 37086

CHASE

244059 (48200R019906)
03-18-2025

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO VARIATIONS MONITORS, INK, AND DIFFERENCES IN PRINTERS, AN EXACT MATCH CANNOT BE ACHEIVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

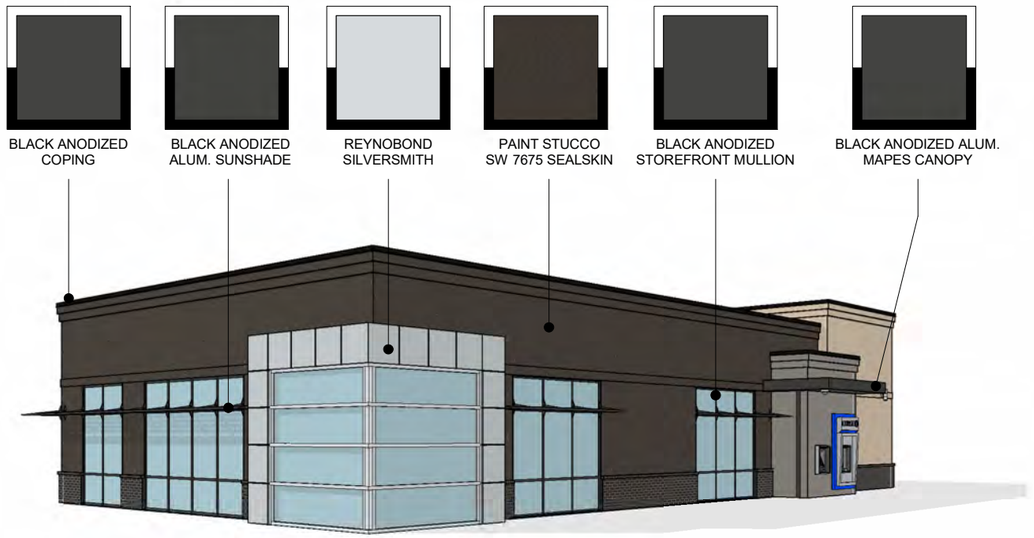
bdg architects

EAST ELEVATION (FLOYD MAYFIELD DRIVE)

(PERCENTAGE OF BRICK / STUCCO = 95.5%)

SOUTH ELEVATION (US 41)

(PERCENTAGE OF BRICK / STUCCO = 88.7%)



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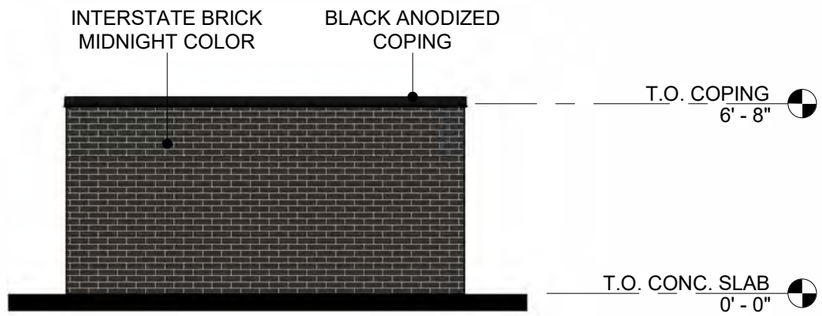
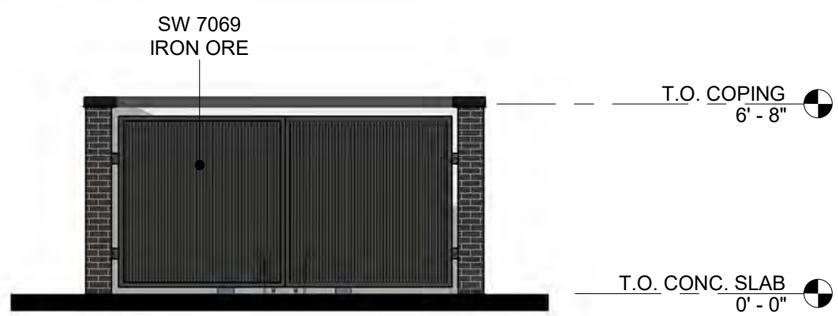
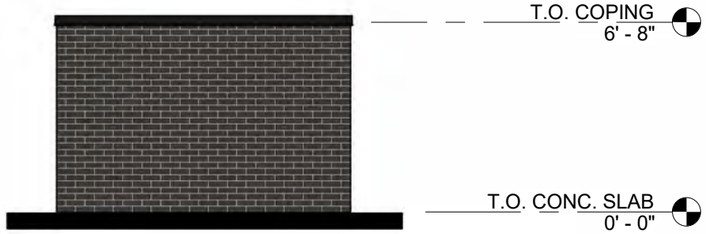


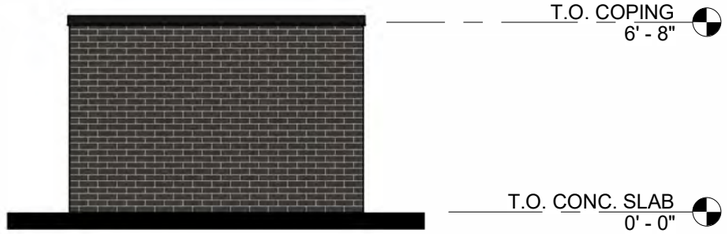
SOUTHWEST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

LA VERGNE

101 FLOYD MAYFIELD DR,
LA VERGNE, TN 37086

CHASE

244059 (48200R019906)
03-18-2025

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bdg architects

Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 7. **Item Title: Site Plan – Smoke Club 13 – New Building of 2,759 Square Feet on 0.42 Acres. Requested by Dean Design Group. Property located at 5234 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Smoke Club 13, LLC.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer

Summary:

This lot is comprised of 0.40 ± acres.

The property is located on Murfreesboro Road. The proposed layout on the plan shows one (1) new building is indicated for the parcel.

Improvements to parking areas and drive aisles are shown in an effort to bring the site up to modern standards.

The City's architectural overlay requirements will be met including meeting all brick and stone requirements on all facades.

The City's parking requirements have been met on the plan as 16 spaces are being provided, but staff is working with the applicant to bring the plans into greater conformance.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)

1. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions;
2. A materials board was not submitted. A materials board is required with actual samples including paint and trim colors;
3. The 4 parking spaces in the front extend into the ROW and may be an issue for this project;
4. All utilities must be underground;
5. 5 sets of Full-color architectural elevations are required;
6. Percentages of brick must be shown on all facades of all buildings;
7. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.).

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. City prefers that wattle tubes (eels) not be staked through the eel in order to slow the disintegration of it over time. Please revise your details to make this clear.
2. Submit a filled-out Longterm Maintenance Agreeement (LTMA) and Longterm Maintenance Plan (LTMP). Get with Alexandra Thompson (615-287-8658) for assistance.

3. Erosion control plans must be phased into a minimum of two phases: preliminary and final. "Interim" phase is required for larger projects but will not be required for this one.
4. (C2.0) Zoning Ordinance requires that off-street parking be on the lot. Portions of the four spaces along the front of the building extend off the lot and into the Murfreesboro Road right-of-way. Coordinate with the Planning Department.
5. (C2.0) Description of parking spaces along the front of the building states "@ 75º"". They are drawn at 90º. Correct whichever is not right.
6. (C3.0) Since the building addition being proposed is greater than 50% and the proposed land disturbance of the site is greater than 50%, full compliance with Stormwater Management Ordinance is required. Stormwater detention and quality treatment will be required. Revised grading plan to show detention and quality controls and provide stormwater calculations proving compliance with the ordinance.
7. (A2.1) Provide elevations of dumpster enclosure

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

1. All commercial and industrial building modifications are required to apply for water and sewer availability. Please make application by emailing the City Utility Engineer: Scott Tatalovich, statalovich@lavergnetn.gov. You will be emailed a form to fill out.
2. Show existing public water service, meter, and onsite private piping.
3. Show existing public sewer service, public cleanout, and onsite piping. The public cleanout is usually located at the property boundary or potentially in this case the easement boundary of the public sewer in the adjacent lot.
4. There is a private cleanout shown at south east corner of existing building. Assuming this is a sewer cleanout, how does it route to the public gravity sewer, which is located in an easement within the adjacent property at 5218 Murfreesboro Rd? If this existing private sewer onsite is shallow, it will be under the future building foundation and may have to re-route or deepened. Cleanouts are required every 50 feet or potentially up to 100 feet of there is a double sweep cleanout.
5. Show existing public Town of Smyrna Natural Gas distribution line located on your side of Murfreesboro Rd.

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

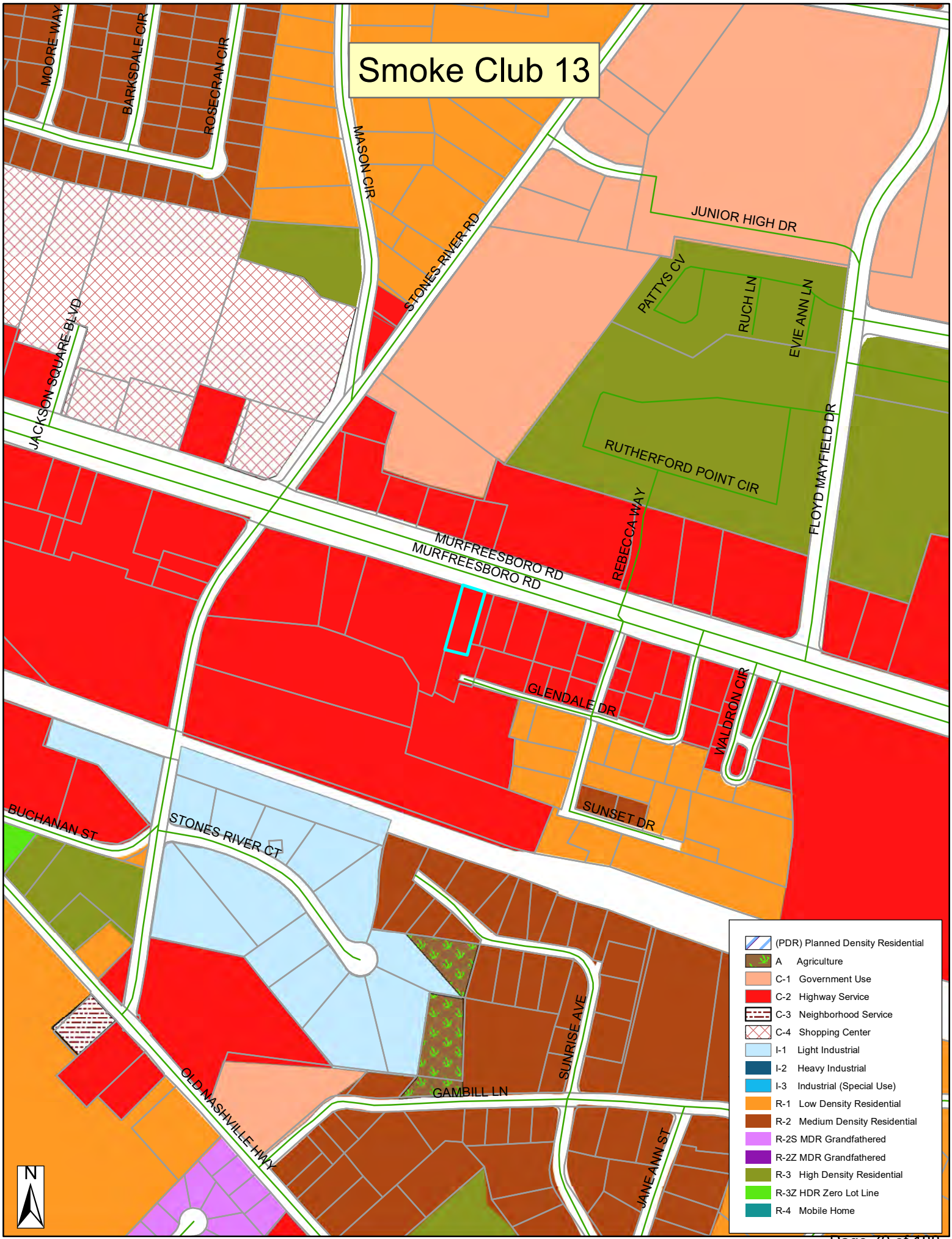
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

Smoke Club 13
N

Smoke Club 13
MASON CIR
STONES RIVER RD
RUTHERFORD POINT CIR
REBECCA WAY
MURFREESBORO RD
MURFREESBORO RD
GLENDALE DR
SUNSET DR
SUNRISE AVE
STONES RIVER CT
N


Smoke Club 13
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
JACKSON SQUARE BLVD
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
REBECCA WAY
MURFREESBORO RD
MURFREESBORO RD
GLENDALE DR
WALDRON CIR
SUNSET DR
BUCHANAN ST
STONES RIVER CT
SUNRISE AVE
GAMBILL LN
OLD NASHVILLE HWY
JANE ANN ST
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

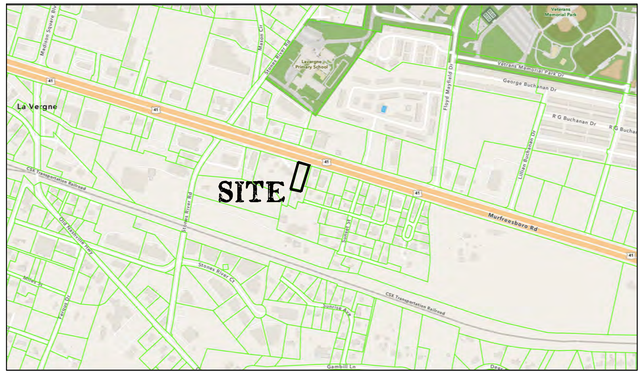
800 INJURED?
800
4600
HUGHES & COLEMAN
LAMAR
SMOKE CLUB 13

800 INJURED?
800
4600
HUGHES & COLEMAN
APPLIANCE SERVICE
HEATING & COOLING
793-9712
SMOKE CLUB 13
FIX-IT-YOURSELF
APPLIANCE PARTS
793-9712 · 287-5749
HVAC SALES · SERVICE · PARTS
RUUD
ALL MAJOR BRANDS
NO PARKING

Smoke Club 13

Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

GENERAL NOTES:
1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any plan discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (MUTCD). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. All handicap ramps, parking spaces and accessible routes shall comply with the current ADA requirements. If there is a discrepancy between the requirements and the plans, the contractor must notify the owner's representative prior to beginning work.
8. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and the architectural plans and report any discrepancies to the owner's representative.
9. Maintain one set of as-built drawings on the job site for distribution to the architect/engineer upon completion: include all utility locations, materials and sizes, all new sidewalk ramps, elevations for all sanitary and storm sewer structures, vertical and horizontal information on all new utilities as well as existing utilities discovered during construction.
10. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Install all utilities prior to installation of pavement.
11. The necessary permits for the work shown on these site development plans must be obtained by the contractor prior to commencement of any work on this project. The contractor shall give all necessary notices and obtain all permits and pay all fees involved in securing all permits. They shall also comply with all city, county and state building laws, ordinances or regulations relating to the construction of the project.
12. The contractor shall be responsible for and shall bear all expenses of field staking necessary for site and building layout. All site layout shall be performed in accordance with the site layout plan. All building layout shall be performed in accordance with the latest architectural plans.
13. The location of existing piping and underground utilities, such as water and gas lines, electrical and telephone conduits, etc., as shown on this portion of the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. However, the civil engineer does not assume responsibility that, during construction, the possibility of utilities other than those shown may be encountered or that actual location of those shown may vary somewhat from the location designated on this portion of the plans. In areas where it is necessary that the exact locations of underground lines be known, the contractor shall, at this own expense, furnish all labor and tools to either verify and substantiate or definitively establish the location of the lines.
14. The contractor must understand that all work is entirely at his risk until all work is accepted and he will be held responsible for its safety by the owner. Therefore, the contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
15. The site development portion of this project will be subject to the inspection and final approval of the local planning, codes, water and sewer departments (and/or utility districts), engineering/public works departments and fire marshal's office.
16. If during the construction of the site development portion of this project a question of intent or clarity arises from either the plans or specifications, the contractor will immediately bring the matter to the attention of the civil engineer or owner's representative for resolution before the affected work items are initiated or pursued further.
17. The contractor will exercise extreme caution in the use of equipment in and around overhead and/or underground power lines. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted lines, the electric and/or telephone companies shall be contacted prior to such work and the proper safety measures taken. The contractor should make a thorough examination of the overhead lines in the project area prior to the initiation of construction.
18. The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors, or the carelessness of any of his employees.



Vicinity Map — Not to Scale

Sheet Schedule

C0.0 Cover Sheet
C1.0 Demolition & Erosion Control Plan
C2.0 Site Plan
C3.0 Grading & Drainage Plan

SITE DATA TABLE

PROJECT NAME:	Smoke Club 13
ADDRESS:	5234 Murfreesboro Road
CITY / (COUNTY) / STATE:	LaVergne (Rutherford) , Tennessee
EXISTING ZONING:	C-2 (Highway Service)
ADJOINING ZONING	C-2 (Highway Service)
EXIST & PROPOSED USE- PERMITTED:	General Retail Trade (All SF)- PERMITTED
TOTAL SITE AREA:	0.42 Acres (18,381 square feet)
MINIMUM LOT SIZE:	No minimum required
MAX LOT COVERAGE:	No Maximum in C2
PROPOSED COVERAGE:	3,988 sf Total 1229 sf Existing 2759 sf Proposed
FLOOR AREA RATIO:	3,988 sf / 18,381 sf = 21.7%
MAXIMUM HEIGHT:	40' Maximum Allowed (Proposed 18' to Parapet, 1-Story)
FRONT BUILDING SETBACK:	35 feet
SIDE BUILDING SETBACK:	10 Feet
REAR BUILDING SETBACK:	20 Feet
DISTURBED AREA:	0.39 Acres (17,000 sf)
REQUIRED PARKING:	1 Space per 250 sf
	3,988 sf / 250 = 15.9 => 16 Spaces
PROPOSED PARKING:	16 Total Spaces including 1 Accessible Space
EXIST. PERVIOUS SURFACE:	500 sf /- / 18,381 sf = 2.7%
PROP. IMPERVIOUS SURFACE:	2,625 sf /- / 18,381 sf = 14.3%

STANDARD NOTES:
1. This property IS NOT within an area designated as a special flood area, as shown on Community Map/Panel Number 47149C0015J, Effective date May 9, 2023.

Property Owner/Developer:
Smoke Club 13, LLC
2012 Delaware Drive
Nolensville, TN 37135

Cover Sheet

Created: April 28, 2025
Revised:

Not to Scale

Designed By: Charley Dean, PE

Dean Design Group
Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon TN 37087
Phone: 615-300-6316, EMail: charley@deandesigngroupllc.com

CHARLES TAYLOR DEAN — 104121 — REGISTERED — STATE OF TENNESSEE — 4/28/25

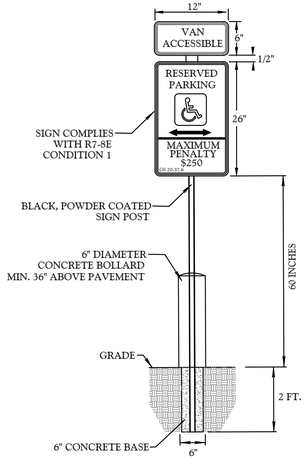
Smoke Club 13
Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

Permit Info:

Project: 24057

C0.0

Sheet 1 of 4



GENERAL NOTES:
1. ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY. SPACES SHALL NOT USE GROUND PAINTED SYMBOLS.

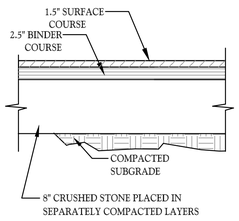
2. ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; BLUE COLORING IS NOT NECESSARY, NOR REQUIRED. WHITE STRIPING SHALL BE USED ON DARK PAVEMENT

3. STANDARD COLORS: BACKGROUND- WHITE; LETTERING/BORDER- GREEN; ARROW- GREEN; FIGURE- WHITE ON BLUE FIELD.

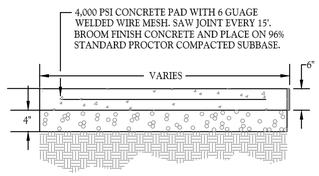
4. SIGN TO HAVE 1-1/2" CORNER RADIUS (TYPICAL)

5. SIGN MAY BE PLACED ON BUILDING AS LONG AS OTHER REQUIREMENTS ARE MET INCLUDING HEIGHT OF SIGN FROM PAVEMENT SURFACE

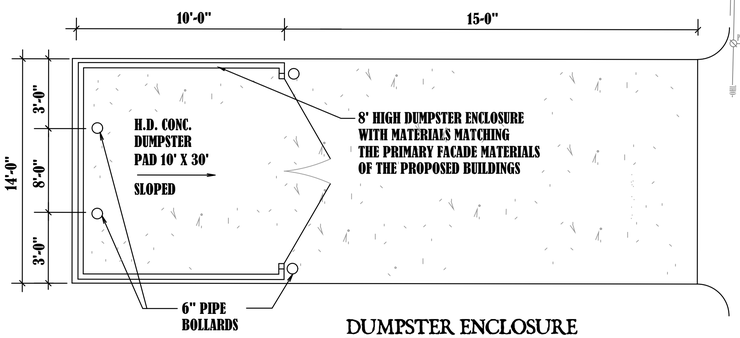
ACCESSIBLE PARKING SIGNAGE
Not to Scale



HEAVY-DUTY ASPHALT PAVEMENT
Not to Scale



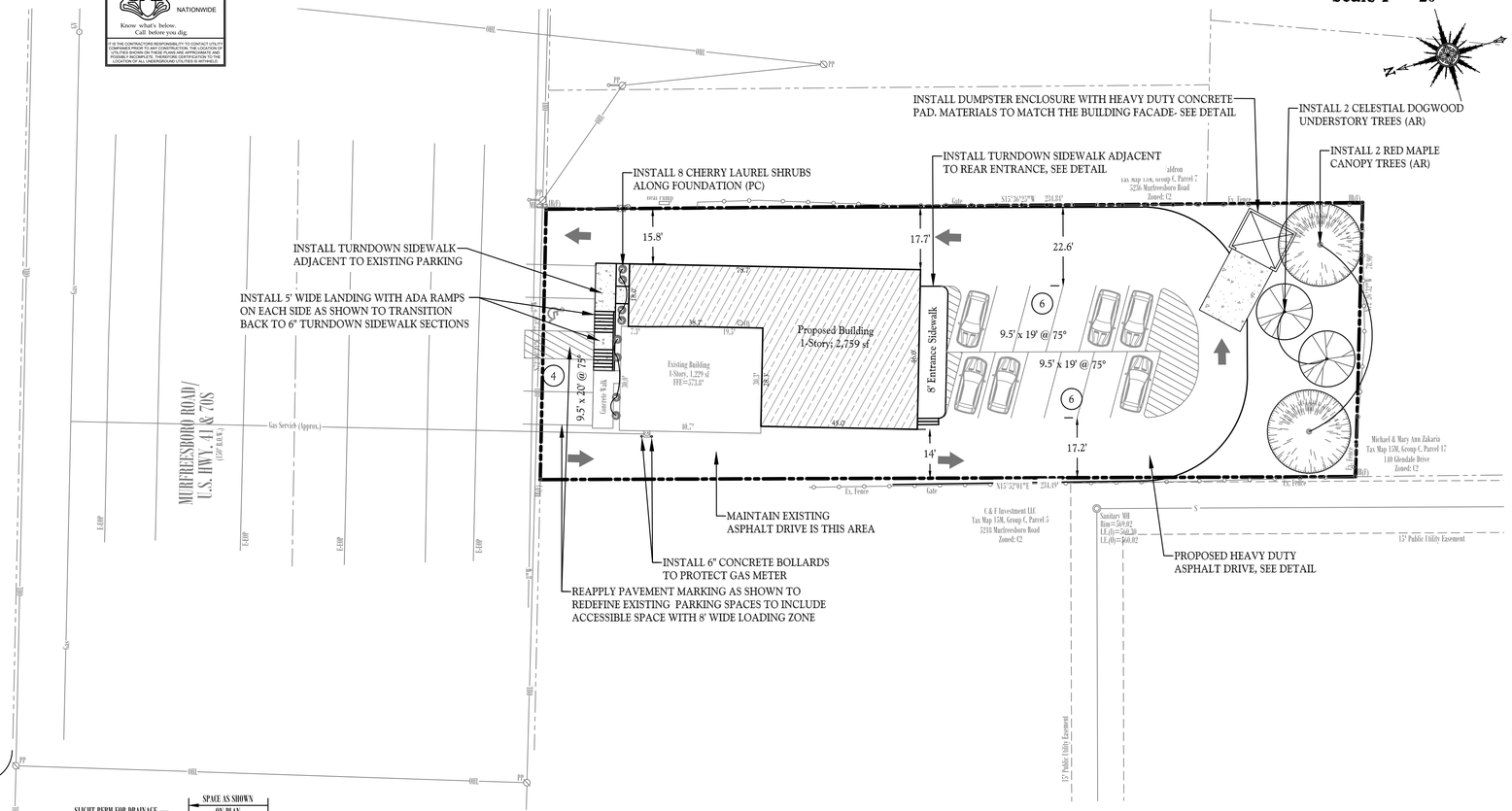
HEAVY DUTY CONCRETE PAD
Not to Scale

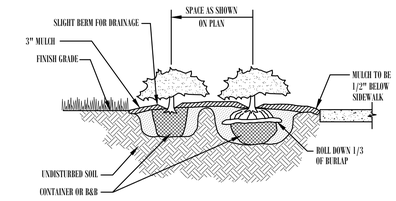


DUMPSTER ENCLOSURE
Not to Scale

Total Property Area = 0.42 acres (18,381 s.f.)
Disturbed Area = 0.39 acres (17,000 s.f.)

20 0 20 40
Scale 1 = 20'



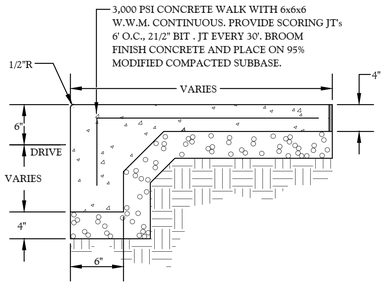


SHRUB / GROUNDCOVER PLANTING DETAIL
Not to Scale

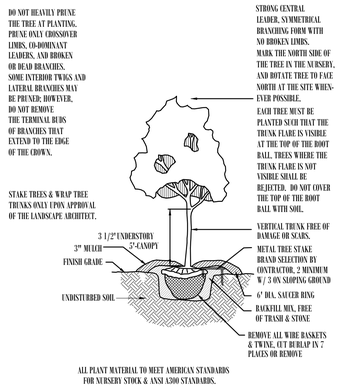
LANDSCAPE TABLE	
REQUIRED PLANTINGS (Non-Residential) 3 Canopy Trees per Acre x 0.42 acres = 2 3 Understory Trees per Acre x 0.42 acres = 2 15 Shrubs per Acre x 0.42 acres = 7	PROVIDED

NOTES:
1. NO SITE SIGNAGE IS PROPOSED WITH THIS PROJECT. ALL SIGNAGE WILL BE ON FACE OF BUILDING.

2. NO NEW PUBLIC UTILITY CONNECTIONS ARE PROPOSED WITH THIS PROJECT. ALL UTILITY CONNECTIONS WILL BE MADE TO EXISTING SERVICES.



TURNDOWN SIDEWALK DETAIL
Not to Scale



DECIDUOUS TREE PLANTING DETAIL
Not to Scale

MATERIALS SCHEDULE

KEY	QTY.	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES						
AR	2	Acer Rubrum Red Maple	6'-8'	4'-5'	2.5"	4' Clear Trunk
CR	2	Cornus forida x cornus kousa 'Celestial' Celestial Dogwood	6'-8'	4-5'	2"	4' Clear Trunk
SHRUBS						
PC	8	Prunus Carolina / Cherry Laurel	24"-30"	24"-30"		Full to Bottom
TURF						
SEED		Turf Mixture	80% Rebel Supreme,20% Merion Bluegrass. Seed all disturbed areas @ 5#/1,000 sf.			
MISCELLANEOUS			REMARKS			
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.			

Layout Plan

Dean Design Group
Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon TN 37087
Phone: 615-300-6316; EMail: charley@deandesigngroupllc.com

Created: April 28, 2025
Revised:

20 Scale

Designed By: Charley Dean, PE

CHARLES TAYLOR DEAN — STATE OF TENNESSEE — REGISTERED — 120306

Smoke Club 13
Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

Permit Info:

Project: 24057

C2.0

Sheet 3 of 4

SITE GRADING & DRAINAGE NOTES:

1. Erosion control sediment barriers shall be installed prior beginning site work.
2. No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
3. Topsoil stripped from areas to be graded shall be stockpiled on site in a location approved by the owner's representative. Drainage shall be routed around stockpile locations for the duration of grading operations. Erosion control measures shall be installed to prevent loss of topsoi l material.
4. . All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
5. The suitability of soils for fill material shall be determined by the geotechnical engineer.
6. Unless directed otherwise by geotechnical engineer, all fill areas shall be raised in lifts not exceeding 8" in thickness . The relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas and 98% of same specification for areas under roads, parking, sidewalks, building slabs, and foundations.
7. All grading shall be completed to the grades indicated within these plans. Final grades shall provide proper drainage and prevent standing water.
8. All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
9. All storm drainage pipes to be RCP, Class Ill, unless otherwise noted.
10. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.
11. Existing structure castings to remain shall be adjusted to match new grade.

CALL BEFORE YOU DIG

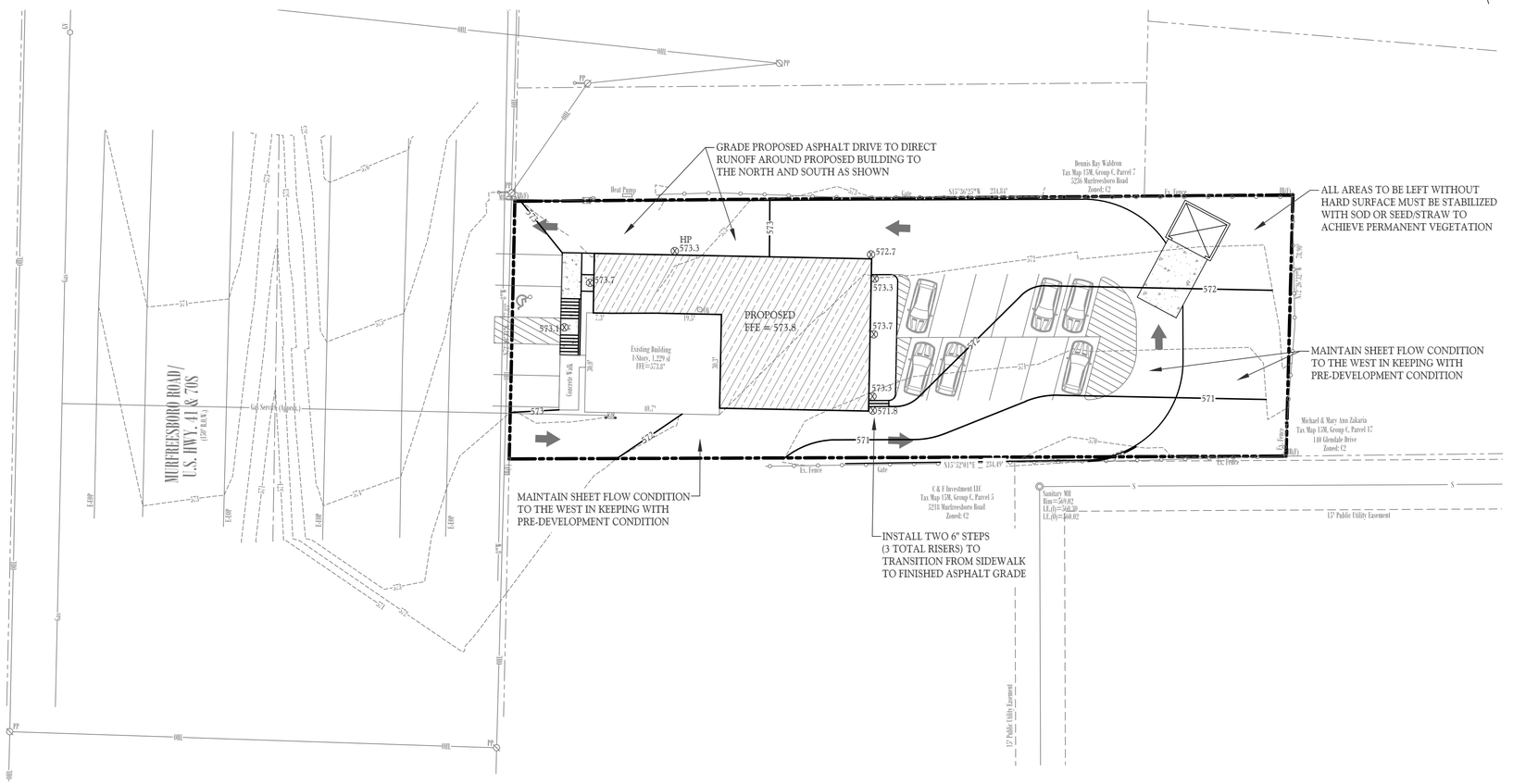
811 CALL 811 NATIONWIDE

Know what's below. Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES FOR FIELD LOCATIONS PRIOR TO CONSTRUCTION. UTILITIES SHOWN ON THIS PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Total Property Area = 0.42 acres (18,381 s.f.)
Disturbed Area = 0.39 acres (17,000 s.f.)

20 0 20 40
Scale 1 = 20'



Grading Plan

Dean Design Group
Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon TN 37087
Phone: 615-300-6316, EMail: charley@deandesigngroupllc.com

Created: April 28, 2025
Revised:

20 Scale

Designed By: Charley Dean, PE

CHARLES TAYLOR DEAN — 4/28/2025

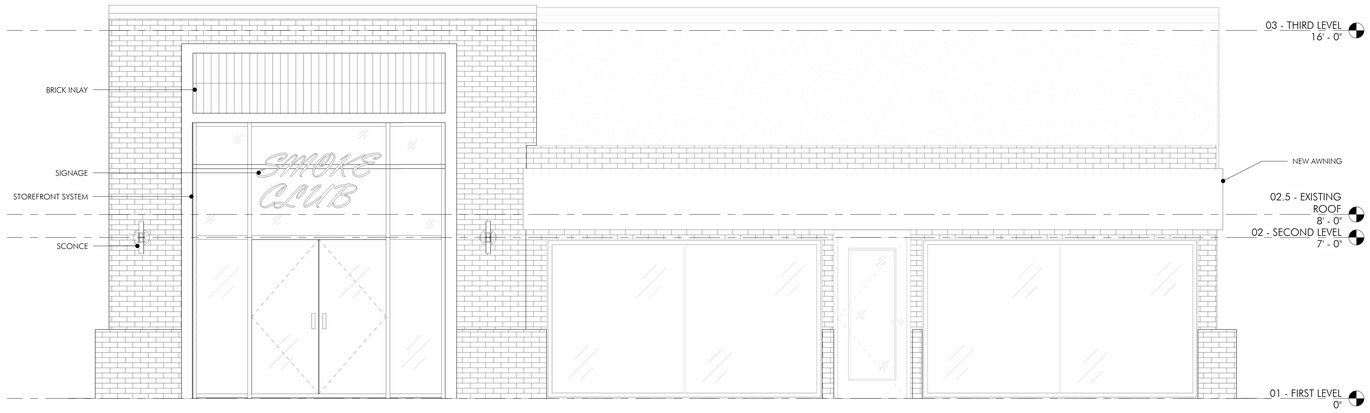
Smoke Club 13
Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

Permit Info:

Project: 24057

C3.0

Sheet 4 of 4



FRONT ELEVATION

ELEVATION MATERIAL LEGEND

	BRICK VENEER
	LAP SIDING
	EXTERIOR INSULATED FINISH SYSTEM
	STANDING SEAM METAL ROOF
	SHINGLED ROOF
	GLAZING
	CONCRETE MASONRY UNIT
	VERTICAL SIDING
	BRICK ROWLOCK
	BRICK SOLDIER COURSE
CJ	CONTROL JOINT
RA	RELIEF ANGLE
DS	DOWNSPOUT

EAST ELEVATION

WEST ELEVATION

daniels chandler +

+1 615 219 93690
info@danielschandler.com

611 Commerce Street, Ste 2712
Nashville, TN 37203

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Daniels Chandler, PLLC

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Do Not Scale Drawings.

Contractor must verify all dimensions prior to construction.

Renovation for

5234 Murfreesboro Rd

5234 Murfreesboro Rd

PROJECT No.	00000.00
DATE:	Issue Date
REV DATE:	

SHEET NAME

BUILDING ELEVATIONS

SHEET NUMBER

A2.1

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 8. **Item Title: Site Plan – 314 Retail Building – New Building of 9,750 Square Feet on 1.01 Acres. Requested by Danny Wamble. Property located at 314 Old Nashville Highway (Tax Map 17D, Group B, Parcel 15). C-2 (Highway Service) Zoning District. Property owned by Good Brothers, LLC.**

Reviewed By:
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer
Bo Logan, City Planner

Summary:

The applicant is requesting site plan approval of a new retail building of 9750 SF at this site located on Old Nash Hwy. The site is 1+ acres. Structures will consist of a new building, associated parking areas and driveways.

The property currently has one house on it.

Staff has serious concerns about keeping the older house as proposed on the plan.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)

1. Staff has serious concerns about keeping the older house on the site;
2. Staff opines the best plan will show a complete demolition of the site;
3. Because the applicants wish to keep the current house, then the house will no longer be allowed to stay residential - it must become commercial, or (see below);
4. No one may have a house and a commercial use on the same parcel - this parcel is now zoned commercial;
5. Therefore to keep the house the applicant must hire a surveyor, subdivide the lot and then go through the rezoning process for the existing house.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Provide LTMA and LTMP.
2. Provide stormwater calculations meeting the requirements of the La Vergne Stormwater Management Ordinance. There is no Concept Plan submittal in the zoning ordinance. This must meet all requirements of a Site Plan submittal.
3. (C-2.1) Provide sufficient information to locate the proposed building. Minimum requirement is one building corner and a bearing for orientation.
4. (C-4.3) Revise construction entrance detail to show 100' minimum length.
5. (C-6.1) Confirm that "Typical Roadway Section" applies to all paved areas.
6. (C-2.1) Show radius of driveway returns.
7. (C-2,1) Radius return on driveways cannot extend in front of neighboring properties. This occurs at both driveways. Revise.
8. (C-2.1) Show 5' wide walks along all roadway frontage

9. (C-2.1) Show standard width of parking spaces.
10. (C-2.1) Show details of H/C parking space
11. (C-2.1) Show distances from edge of pavement or back of curb to nearest property line
12. Provide landscaping and site lighting plans
13. (V-1.0) Show trees 15" caliper or larger. If none, show the trees along the south property line as a tree mass.
14. Provide details of dumpster enclosure including heights and proposed materials

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

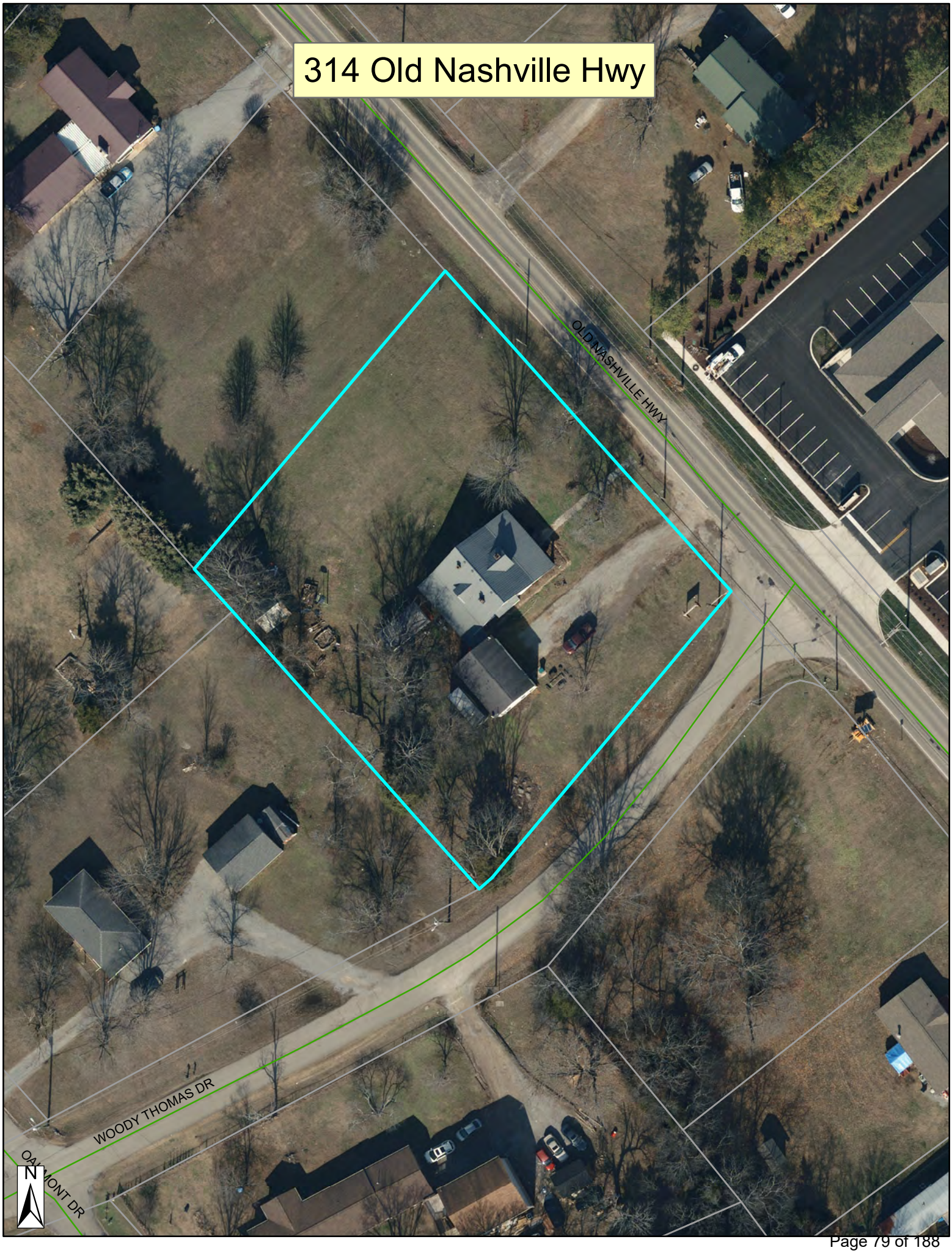
1. Sht C1.0, General Notes – Note 22 of General Notes, remove "un" from 2nd line, the word "unacceptable" should become "acceptable."
2. Sht C1.0, General Notes – Note of Water Notes, required cover for La Vergne public waterlines is 36" for waterlines 8 inch and smaller, and 42" for waterlines larger than 8 inch.
3. The remaining comments apply to Sht C5.0.
4. Note 4 of Water Notes shall be corrected, same as comment 2 above.
5. Note 9 of Water Notes shall be removed. It is not a general note and does not apply to this project.
6. Note 6 of Sanitary Sewer Notes shall be removed. It is not a general note and does not apply to this project.
7. Existing utilities shown are relatively inaccurate. There is no LPS on north side of O.N. Hwy. Existing LPS is under edge of pavement on south side of O.N. Hwy. I think existing gas is 18" from e.o.p. on south side of O.N. Hwy. Existing 12" Water is maybe 10' feet beyond e.o.p. on south side of O.N. Hwy. Suggest call for TN One-Call and have the utility lines field marked, then the field marks surveyed for greater clarity of location.
8. Existing 12"W may conflict with proposed SD culvert for proposed driveway along O.N. Hwy.
9. There is low-pressure sewer (LPS) on the east side of Woody Thomas Dr.
10. There is natural gas on the east side of Woody Thomas Dr.

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

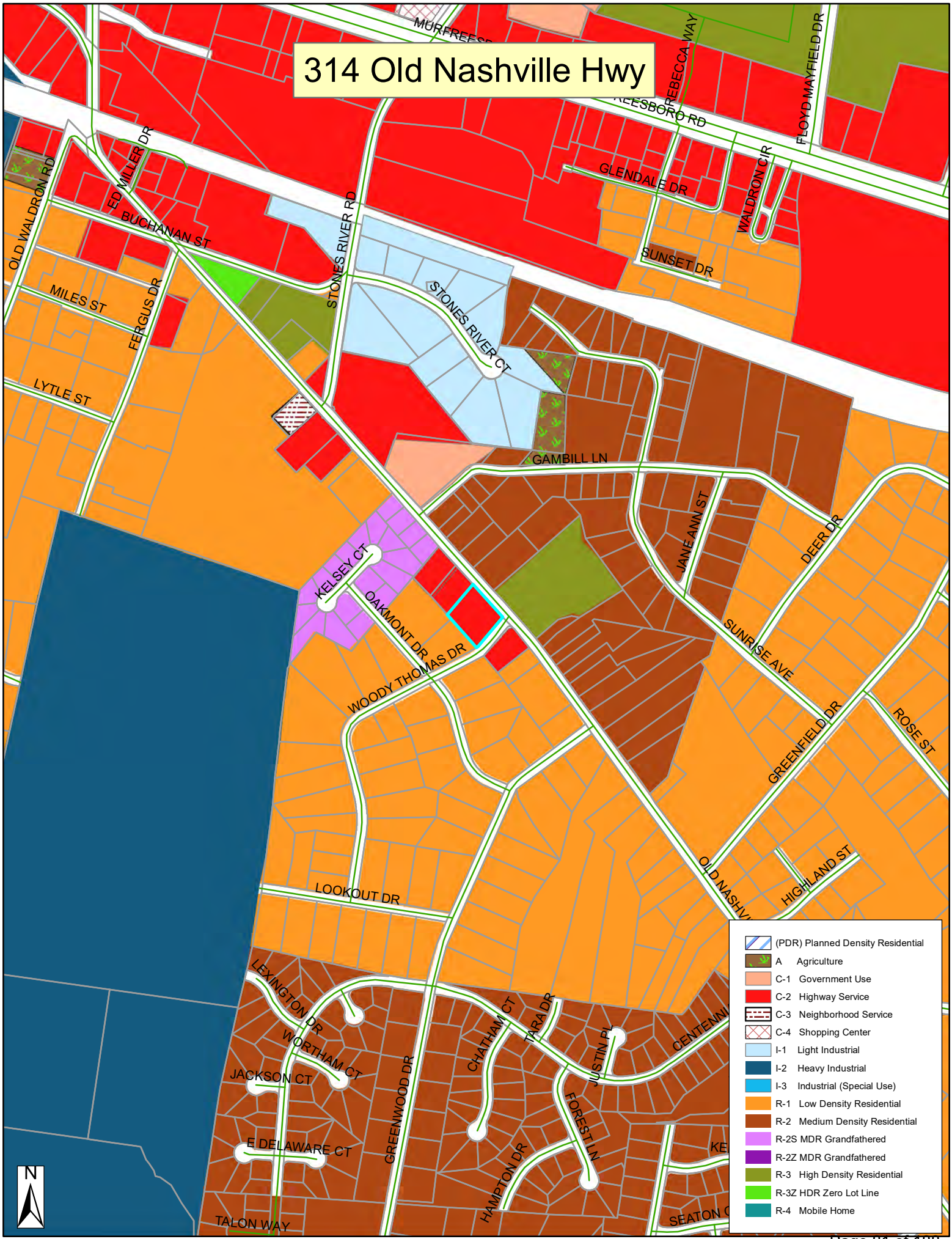
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.


314 Old Nashville Hwy
OLD NASHVILLE HWY
WOODY THOMAS DR
OAKMONT DR
N

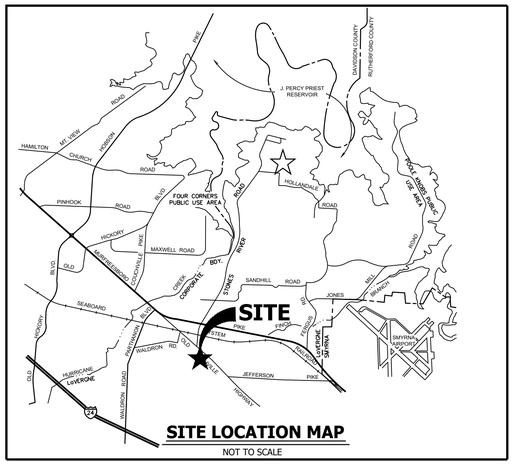
314 Old Nashville Hwy
GAMBILL LN
SUNRISE AVE
OLD NASHVILLE HWY
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
GREENWOOD DR
N


314 Old Nashville Hwy
REBECCA WAY
FLOYD MAYFIELD DR
GLENDALE DR
WALDRON CIR
SUNSET DR
ED MILLER DR
BUCHANAN ST
OLD WALDRON RD
STONES RIVER RD
STONES RIVER CT
MILES ST
FERGUS DR
LYTLE ST
GAMBILL LN
JANE ANN ST
DEER DR
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
SUNRISE AVE
GREENFIELD DR
ROSE ST
HIGHLAND ST
LOOKOUT DR
LEXINGTON DR
WORTHAM CT
JACKSON CT
E DELAWARE CT
GREENWOOD DR
CHATHAM CT
TARA DR
JUSTIN PL
FOREST LN
HAMPTON DR
TALON WAY
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

Phase One Site Construction Plans

314 OLD NASHVILLE HIGHWAY

La Vergne, Rutherford County, Tennessee



Owner/Developer:

AMGAD & AMIN ZAKHER

2409 Newberry Lane, MT Juliet, Tennessee 37122

Contact: Amin Zakher - (201)-539-5656

Civil Engineering & Land Surveying:

Wamble & Associates, PLLC

216 Centerview Dr., Suite 180, Brentwood, TN, 37027

Contact: James D. Wamble, PE, RLS - (615) 251-9555

WATER & SEWER APPROVAL CERTIFICATE

CITY OF LA VERGNE HAS APPROVED THE PUBLIC WATER AND SANITARY SEWER LINE DESIGN FOR LAKE WOODS PHASE 11 AND AGREES TO OWN, OPERATE AND MAINTAIN THE PROPOSED IMPROVEMENTS.

NAME: CITY OF LA VERGNE

BY: _____ DATE: _____

TITLE: _____

SCOTT TATALOVICH
UTILITY ENGINEER

GRADING & DRAINAGE APPROVAL CERTIFICATE

APPROVED BY THE CITY OF La VERGNE ENGINEERING DEPARTMENT.

_____ _____

GARY LIDE, P.E.
CITY ENGINEER

DATE

JAMES D. WAMBLE
REGISTERED
PROFESSIONAL
ENGINEER
No. 014236
STATE OF TENNESSEE
04/28/2025

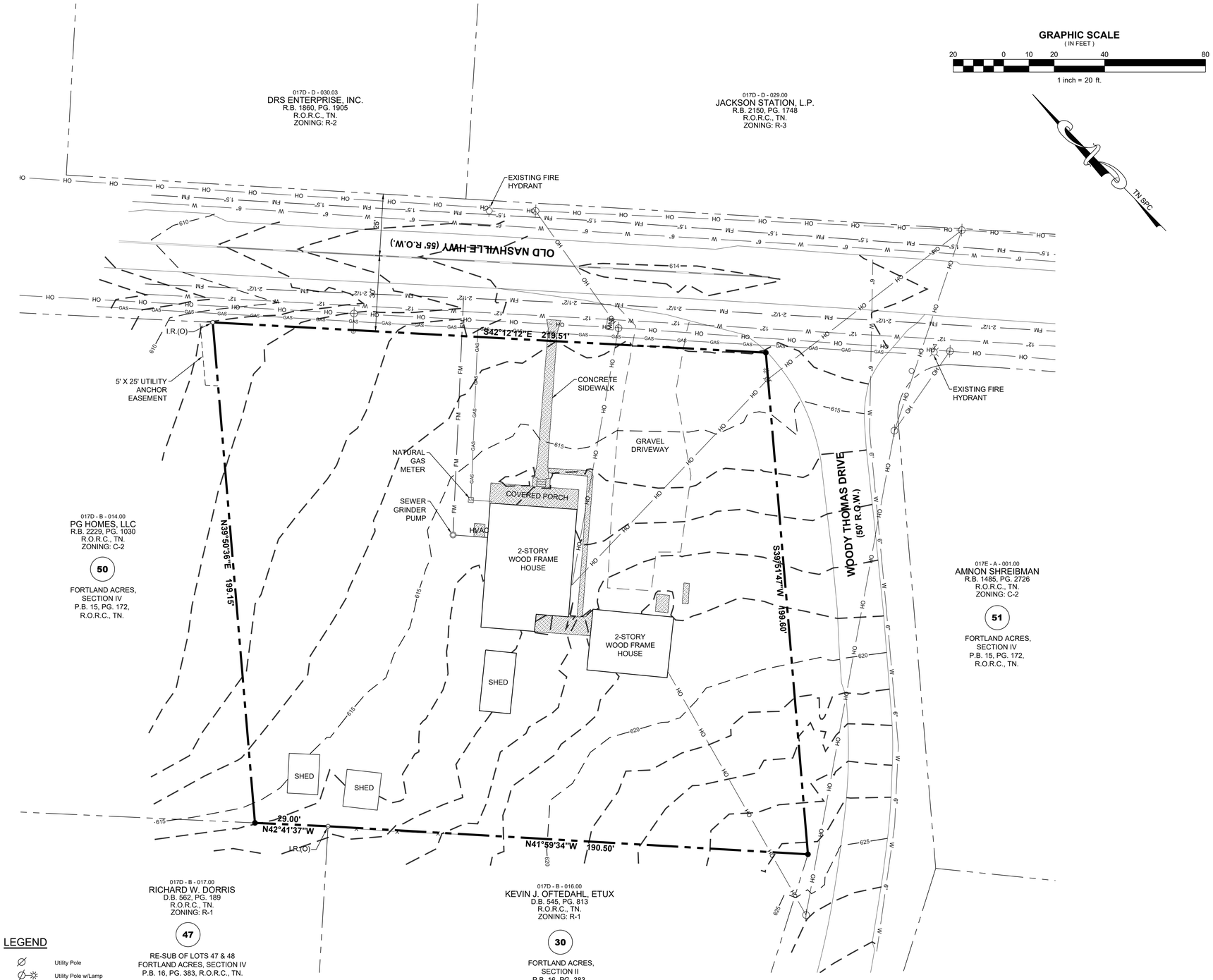
REVISIONS:

DATE: April 28, 2025

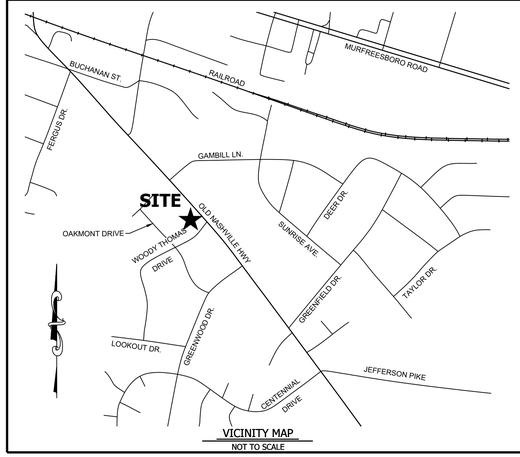
W&A NO.: 1092-0124

SHEET NUMBER:

C-0.0



TOTAL SITE AREA: 43,304.31 Sq. Ft. or 0.99 ACRES



MAP REFERENCE

Property is Parcel 15.00 on Rutherford County Property Map 017D, Group "B".

DEED REFERENCE

Owner; Good Brothers, LLC as of record in Record Book 2452, Page 1657 in the Register's Office for Rutherford County, Tennessee (R.O.R.C., TN)

SURVEYOR'S NOTES

1. Property is located at 314 Old Nashville Highway in La Vergne, Rutherford County, Tennessee 37167 and is Currently Zoned Residential C-2, Commercial Highway Services District.
2. The property is located in an area designated as Zone "X" (Areas determined to be outside the the 0.2% Annual Chance Flood) as shown on FEMA FIRM Community Map Panel No. 47149C0015H F, effective date January 5, 2007.
3. Utilities shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources. See Utility Disclaimer hereon.
4. Bearings shown hereon based on Tennessee State Plane (NAD83).
5. This is a Global Positioning System (GPS) Survey Using the Following Equipment and Criteria:
   - Global Navigation Satellite Systems (GNSS) Multi Frequency Base-Rover Carlson BRx7.
   - Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network
   - North Orientation Based on Geodetic North or Tennessee State Plane Grid North
   - Horizontal Datum Based on North American Datum (NAD) 83, Realizations 2011, EPOCH 2010.00 with All Dimensions Shown Hereon Being Horizontal Ground Values.
   - Vertical Datum Based on North Americal Vertical Datum (NAVD) 88.
   - Data Collection Scheme Used Modified Radial Techniques with Data Evaluations Based on Point Accuracy as Opposed to Loop Closures. Single Control Points were Observed Six (6) Times with the Average Value Being Used with GNSS Real-time Kinematics (RTK) Observations with Loss of Satellite Lock and Re-inilization Between Control Points Regardless of Time or Distance Separation
   - The Accuracy of Bearings and Distances Obtained from Inversing Between Corner Positions Does Not Exceed the Maximum Allowable Relative Positional Precision of 0.08 Feet as Established by the Department of Interior, Bureau of Land Management, Cadastral Survey Standards for Global Navigation Satellite System Technology
6. The property is currently served by public water, sanitary sewer by the City of La Vergne and electricity provided by Nashville Electric Service, Natural Gas by Atmos Energy Corporation, Telephone, Cable TV and Internet by various providers.
7. A Commitment for Title Insurance was not provided prior to the preparation of this survey therefore it is subject to the findings of a current title search.
8. Existence or non-existence of jurisdictional streams and/or wetlands are subject to the findings of a Hydrologic Determination Report (HD) for natural resource features prepared following the Tennessee Department of Environment and Conservation (TDEC) standard operating procedures for Hydrologic Determinations. HD reports are subject to verification by TDEC, for streams and wetlands, and the U.S. Army Corps of Engineers (USACE), for wetlands. If these natural resource features are found they are subject to 30-feet average width buffers.

SURVEYOR'S CERTIFICATE

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the April, 2018 Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-.05 Established by the Tennessee Board of Examiners of Land Surveyors.

I Further Certify That There Are No Encroachments or Projections Other Than Those Shown.

I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: Jimmy C. Yates
TN R.L.S. NO.: 1597

Date: January 30, 2025

LEGEND

- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Sewer Grinder Pump
- Water Valve
- WM — Water Meter
- Fence Line
- OH — Overhead Utility Line
- FM — Sanitary Sewer Force Main
- W — Water Line
- IR (O) — Iron Rod (Old) U.N.O.
- IR (N) — Iron Rod (New) w/ "Wamble" Cap

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

Tennessee 811 Know what's below. Call before you dig.

WAMBLE & ASSOCIATES, PLLC
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

BOUNDARY AND TOPOGRAPHIC SURVEY

314 OLD NASHVILLE HIGHWAY
La VERGNE, RUTHERFORD COUNTY, TENNESSEE
PREPARED FOR:
AMIN ZAKHER & AMGAD ZAKHER
2409 NEWBERRY LANE
MT. JULIET, TENNESSEE, 37122

JIMMY C. YATES
TENNESSEE REGISTERED LAND SURVEYOR
1597
STATE OF TENNESSEE
NO. 1597

REVISIONS:

DATE: January 30, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
V-1.0

CITY OF LA VERGNE GENERAL NOTES

1. ALL WORK HEREON SHALL CONFORM TO THE CITY OF LA VERGNE STANDARD SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
3. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO TRENCHING. CONTACT THE TENNESSEE UTILITY LOCATION SERVICE AT 811 OR 800-351-1111, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS.
5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
6. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE AS-BUILT DRAWINGS AT THE PROJECT SITE. AS-BUILT PLANS SHALL BE PROVIDED TO THE ENGINEER WITHIN 30-DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. ELECTRONIC RECORD DRAWINGS SHALL BE PREPARED BY THE ENGINEER AT THE END OF THE PROJECT BASED ON AS-BUILT DRAWINGS SUPPLIED BY THE CONTRACTOR.
7. TRAFFIC CONTROL, SIGNAGE, AND CONSTRUCTION RELATED BARRIERS ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT WITHOUT PROPER SAFETY MEASURES SUCH AS BARRICADES, PLATING, OR OTHER AS AGREED BY THE CITY.
8. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO THE LOCAL GOVERNING AGENCY'S REQUIREMENTS.
9. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY MONUMENTS IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT.
11. PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ANY CITY FACILITIES NOT LOCATED IN THE RIGHT OF WAY AND INDICATED ON THE PLANS.
12. ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO FINAL PAVING, INCLUDING BUT NOT LIMITED TO DRAINAGE, SEWER, WATER, TELEPHONE, ELECTRICITY, GAS, AND CABLE.
13. ALL CONSTRUCTION WATER TAKEN FROM A CITY FH SHALL BE FROM A CITY APPROVED FIRE HYDRANT METER ASSEMBLY, AND CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC DOMESTIC WATER SYSTEM AT ALL TIMES BY MAINTAINING PROPER CROSS CONNECTION CONTROL PER THE GOVERNING AUTHORITY. FH METER ASSEMBLY RENTAL MAY BE OBTAINED BY FILLING OUT PAPERWORK AT PUBLIC WORKS.
14. THE CONTRACTOR SHALL CONFINE ALL OF HIS ACTIVITIES TO THE AREAS WITHIN THE EXISTING STREET RIGHTS-OF-WAY AND CITY PROPERTY OR EASEMENTS AS SHOWN ON THESE PLANS UNLESS WRITTEN CONSENT IS PROVIDED IN ADVANCE BY THE AFFECTED PROPERTY OWNER.
15. PIPE JOINTS SHALL NOT BE DEFLECTED AT ANY ANGLE GREATER THAN MAXIMUM ANGLE RECOMMENDED BY THE PIPE MANUFACTURE.
16. VERTICAL PIPE BENDS SHALL BE FULLY RESTRAINED BY MECHANICAL METHODS (JOINT RESTRAINT, TIE-RODS, ETC), NO CREDIT SHALL BE GIVEN FOR CONCRETE THRUST BLOCKS. ANCHOR BLOCK DESIGN WILL BE CONSIDERED ON A CASE BY CASE BASIS.
17. MAINLINE VALVES SHALL ONLY BE INSTALLED ON SLOPES NOT TO EXCEED 6 PERCENT.
18. ALL BURIED BOLTS AND NUTS SHALL BE TYPE 316 STAINLESS STEEL.
19. AIR RELEASE VALVES SHALL BE INSTALLED AT ALL LOCAL HIGH POINTS OF PRESSURIZED UTILITY LINES.
20. SEPARATION OF WATER AND SEWER LINES SHALL COMPLY WITH STATE OF TENNESSEE REQUIREMENTS, AND SEPARATION OF WATER OR SEWER FROM OTHER UTILITIES SHALL NOT BE LESS THAN 12 INCHES OR THAT UTILITIES REQUIREMENT.
21. CITY SEWER CLEANOUTS SHALL BE CUT AND CAPPED BELOW GRADE AND COVERED WITH A BOX AND LID PER THE CITY OF LA VERGNE.
22. SURPLUS AND ALL MATERIAL REMOVED WHICH IS NOT SUITABLE FOR USE IN THIS PROJECT SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER OR AT A LOCATION UNACCEPTABLE TO THE CITY OF LA VERGNE AND THE STATE OF TENNESSEE.
23. NO DRAINAGE SINK HOLE SHALL BE FILED IN, UNLESS DESIGNED AND SHOWN ON THE PLANS.
24. GENERALLY ROADS SHALL BE BORED UNLESS OPEN CUT HAS BEEN APPROVED.
25. ROAD CUT BONDS ARE REQUIRED FOR ANY STREET CUT OR BORE AND MAY BE FILLED OUT AT THE PUBLIC WORKS DEPARTMENT.
26. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ONE TIME.
27. ALL SEWERS SHALL BE SUFFICIENTLY DEEP TO SERVE ADJACENT LOTS, BUILDINGS, AND BASEMENTS OR OTHER SOURCES EXCEPT WHERE OTHERWISE NOTED ON THE PLANS.
28. SEWER MANHOLES IN CROSS-COUNTRY APPLICATIONS (NOT IN STREET R.O.W. OR MAINTAINED SLOPES) SHALL BE INSTALLED WITH CONCENTRIC CONES THAT TERMINATE AT LEAST 2 FEET ABOVE GROUND WITH A WASTEWATER MARKER ON BREAKAWAY POST AT LEAST 6 FEET HIGH. SIGN SHALL BE BOLTED TO POST AND SHALL BE AT LEAST 9" SQUARE AND HAVE DARK GREEN LETTERS ON WHITE BACKGROUND, ALL REFLECTIVE PAINT.
29. ALL ROAD CONSTRUCTION WILL BE IN COMPLETE CONFORMANCE TO THE CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS MANUAL (LATEST EDITION). THESE SPECIFICATIONS GIVE REQUIRED STANDARDS AND MATERIALS. THE CITY OF LA VERGNE RESERVES THE RIGHT TO REQUIRE TEST RESULTS, MIX DESIGNS, AND MIX TICKETS WHICH DEMONSTRATE COMPLIANCE WITH THE SPECIFICATIONS AS A CONDITION OF CITY ACCEPTANCE OF THE ROAD.

WATER NOTES

1. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATION OF THE CITY OF LAVERGNE AND THE TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT.
2. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. IF ANY EXISTING LINES ARE FOUND DURING EXCAVATION THAT ARE NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN A MANNER THAT WILL PROVIDE AT A MINIMUM OF 10' HORIZONTAL AND/OR 18" VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE SANITARY SEWER LINE.
4. WATER MAIN TO BE INSTALLED WITH A MINIMUM COVER OF 36" IN ROADWAYS & 30" IN ALL OTHER AREAS.
5. EXCAVATION FOR WATER MAIN AND SANITARY SEWER LINE SHALL BE UNCLASSIFIED AND SHALL EXTEND TO 6" BELOW THE BOTTOM OF THE SANITARY SEWER PIPE AND 6" BELOW THE BOTTOM OF THE WATER PIPE IF IN ROCK.
6. WATER LINE PIPE TO BE BACKFILLED TO SUBGRADE WITH ENGINEERED FILLED MATERIAL COMPACTED TO 95% OPTIMUM DENSITY IN ALL AREAS. WHERE UTILITIES ARE PLACED IN ROADWAY BACKFILL WITH NO. 67 GRADED STONE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE UTILITY SERVICE FEES AND/OR CHARGES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SEQUENCING OF CONSTRUCTION OF ALL UTILITIES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS AND THAT POWER OR TELEPHONE POLE LOCATIONS DO NOT CONFLICT WITH UNDER-GROUND UTILITIES.
9. WATER SERVICES TO BE 3/4" PEXa. TAPS ON WATER MAIN SPACED 24" APART AS SHOWN HEREON. WATER SERVICE TO INCLUDE INSTALLATION OF METER BOXES BY CONTRACTOR WITHOUT METERS, METERS TO BE SUPPLIED BY THE CITY OF LaVERGNE. WATERMETERS TO BE LOCATED ON THE R.O.W. LINE.
10. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND SUPPLIES REQUIRED FOR SERVICE AS INDICATED ON THESE PLANS AND SHALL PROVIDE A COMPLETE WORKING SYSTEM APPROVED BY THE CITY OF LAVERGNE.
11. CONTRACTOR TO OBTAIN A COPY OF THE CITY OF LAVERGNE WATER SPECIFICATIONS AND KEEP A SET ON THE JOB SITE DURING CONSTRUCTION.

FILL REQUIREMENT NOTES

1. THE OWNER/DEVELOPER OR CONTRACTOR SHALL EMPLOY A TESTING AGENCY TO OBSERVE FILL PLACEMENT.
2. AN ENGINEER STAMP BY THE TESTING AGENCY IS REQUIRED FOR EACH LOT CONTAINING FILL MATERIAL.
3. ANY LOTS LOCATED IN THE 100-YEAR FLOOD PLANE SHALL BE CONSTRUCTED TO AND REQUIRE FEMA CERTIFICATION.
4. ALL REPORTS FROM THE TESTING AGENCY SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO LOT ACCEPTANCE.
5. STRUCTURAL FILL FOR RESIDENTIAL STRUCTURES SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR DRY DENSITY.
6. ANY SINKHOLE AND/OR DEPRESSION REMEDIATION SHALL BE EVALUATED BY THE TESTING AGENCY.
7. FOUNDATIONS EXCAVATED ON A FILL LOT WILL BE EVALUATED BY THE TESTING AGENCY AND WILL REQUIRE AN ENGINEER'S STAMP. IF FOUNDATIONS ARE EXCAVATED BELOW THE FILL MATERIAL AND INTO IN-SITU MATERIAL, THE MINIMUM REQUIREMENTS WILL BE ALLOWED.
8. CRITICAL LOTS WILL REQUIRE A CERTIFICATION BY A REGISTERED CIVIL OR GEOTECHNICAL ENGINEER AS TO THE STABILITY OF THE STRUCTURE AND COMPLIANCE WITH SOUND CONSTRUCTION METHODS FOR AREAS WITH STEEP SLOPED AND LANDSLIDE PROBLEMS.
9. ALL ROADS SHALL COMPLY WITH THE PUBLIC WORKS SPECIFICATION MANUAL, PART III, BASE AND SUB-GRADE TREATMENT FOR STREET CONSTRUCTION. THESE SPECIFICATIONS SHALL BE IN THE MINIMUM STANDARDS FOR ANY SUBDIVISION WITHIN THE JURISDICTION AREA.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. ALL GRADING, DRAINAGE AND EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF LaVERGNE.
2. THE GRADING CONTRACTORS SHALL KEEP THE DUST WITHIN TOLERABLE LIMITS BY SPRINKLING WITH WATER OR BY OTHER MEANS APPROVED BY THE ENGINEER.
3. PROPOSED CONTOURS AND ELEVATIONS INDICATE FINISHED SURFACE GRADE.
4. ALL NEWLY GRADED AREAS (INCLUDING SLOPES) SHALL BE SEEDED AND MULCHED OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY SOIL, SILT OR DEBRIS ONTO ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR KEEPING EXISTING AND PROPOSED DRAINAGE STRUCTURES, STRAW BALE FILTERS CLEAR OF SEDIMENT BUILDUP DURING CONSTRUCTION.
7. WHEN, IN THE OPINION OF THE ENGINEER, THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THEIR INTENDED PURPOSES, THEY SHALL BE REMOVED BY THE GRADING CONTRACTOR.
8. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT CONSTRUCTION LIMITS WITHOUT PROPER AGREEMENTS WITH PROPERTY OWNERS.
9. PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS ALL BASEMENTS OR DEPRESSED AREAS SHALL BE FILLED WITH ENGINEERED FILL. ANY UNSUITABLE SILT OR MUCK SHALL BE EXCAVATED FROM THE SITE AND MAY BE USED FOR TOPSOIL SPREAD ONLY.
10. A SUBMITTAL OF A NOTICE OF INTENT (NOI) AND AN APPROVED NOTICE OF COVERAGE (NOC) FROM T.D.E.C. SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

SANITARY SEWER NOTES

1. THE CONTRACTOR'S FIELD REPRESENTATIVES SHALL NOTIFY THE WATER AND SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK ON THE PROPOSED IMPROVEMENTS.
2. SEWER IMPROVEMENT CONSTRUCTION SHALL BE ACCOMPLISHED IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS COVERING SUCH WORK BY THE CITY OF LAVERGNE. THE FULL TEXT OF THE SPECIFICATIONS CAN BE OBTAINED FROM THE WATER AND SEWER DEPARTMENT.
3. ALL AND ANY FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
4. SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND FINAL ACCEPTANCE OF THE WATER AND SEWER DEPARTMENT.
5. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
6. PRESSURE SEWER LINE SHALL BE GENERALLY INSTALLED IN THE CENTER OF THE 2-FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
7. ALL PRESSURE SEWER ISOLATION VALVES SHALL BE TRUE UNION BALL VALVES

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 88
HORIZONTAL DATUM BASED ON NORTH AMERICAN DATUM (NAD) 83,
REALIZATION 2011, EPOCH 2010.00 WITH ALL DIMENSIONS SHOWN HEREON
BEING HORIZONTAL GROUND VALUES.

Tennessee 811 Know what's below. Call before you dig.

WAMBLE & ASSOCIATES, P.L.L.C.
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216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

NOTES

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

Amgad & Amin Zakher

JAMES D. WAMBLE
REGISTERED
LICENSED
PROFESSIONAL
ENGINEER
No. 0142036
STATE OF TENNESSEE
04/28/2025

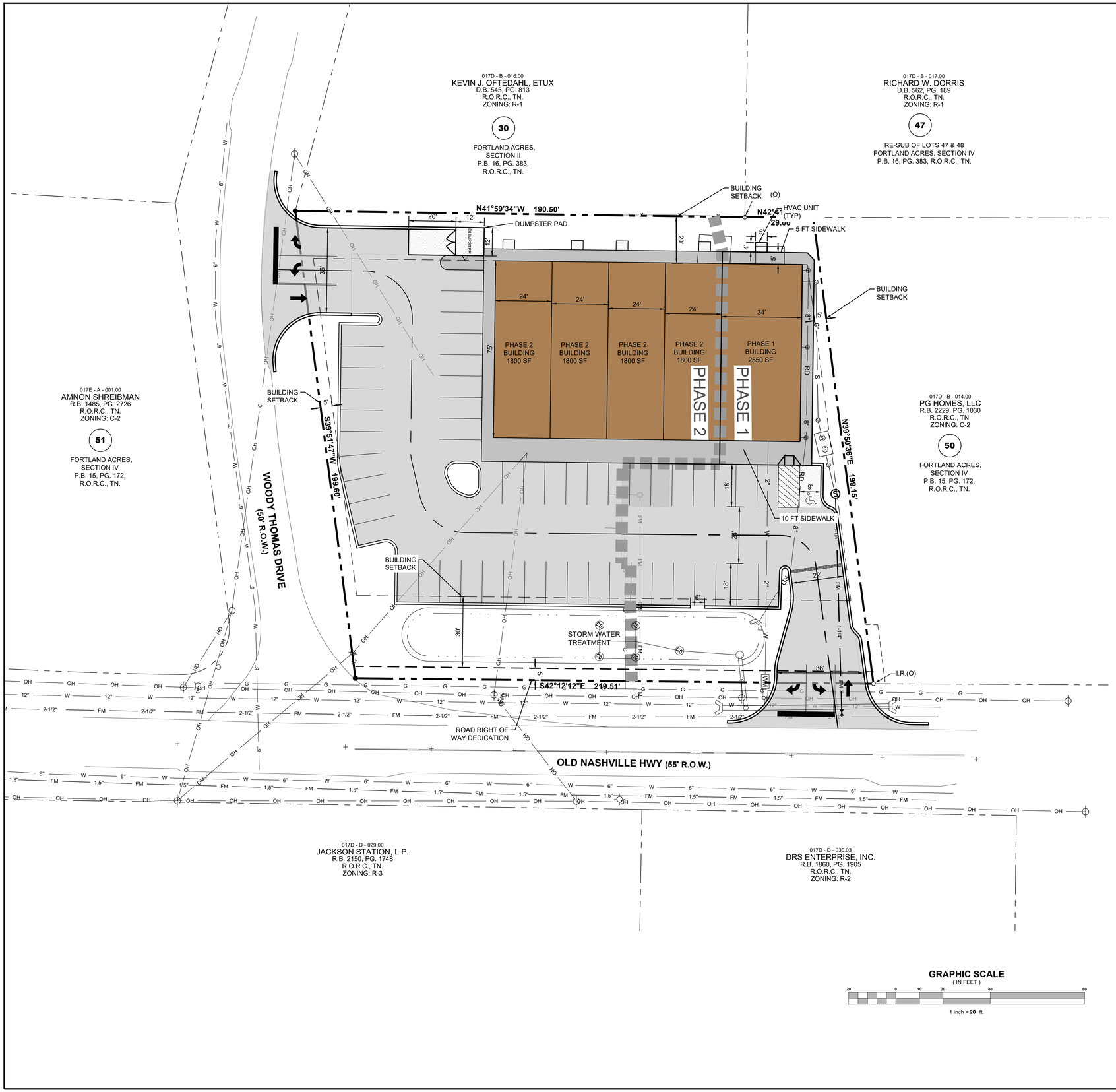
REVISIONS:

DATE: April 28, 2025

W&A NO.: 1092-0124

SHEET NUMBER:

C-1.0



SITE DATA TABLE

PARCEL NO.	017D B 01500
TOTAL SITE AREA	1.00 AC.
REQUIRED PARKING	(1 SPACE PER 200 SF) = 49
PROVIDED PARKING	(51 STANDARD + 1 ADA) = 52 SPACES
ZONING	C-2 HIGHWAY SERVICE
SETBACKS FOR C-2	REQUIRED PROVIDED FRONT BUILDING 30 97 SIDE BUILDING 5 7 REAR BUILDING 20 20
OWNER / DEVELOPER	AMIN ZAKHER & AMGAD ZAKHER 2409 NEWBERRY LANE MT. JULIET, TENNESSEE, 37122
DESIGN ENGINEER	JAMES D. WAMBLE, P.E., R.L.S. WAMBLE & ASSOCIATES, PLLC. 216 Centerview Dr., #180 Brentwood, TN, 37027 PHONE: (615) 251-9555 EMAIL:jdwamble@wambleassociates.com

NOTES

1. ALL DESIGN AND CONSTRUCTION TO COMPLY WITH CITY OF LA VERGNE SPECIFICATIONS AND REGULATIONS.
2. BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON IS FROM A FIELD RUN SURVEY BY WAMBLE & ASSOCIATES, PLLC.
3. CONSTRUCTION PLANS FOR THIS CONCEPT WILL HAVE TO COMPLY WITH THE CITY OF LA VERGNE STORMWATER MANAGEMENT ORDINANCE.
4. WATER AND SANITARY SEWER AVAILABILITY TO BE OBTAINED FROM THE CITY OF LA VERGNE.
5. SEE SHEET C-5.0 FOR SITE UTILITIES.

WAMBLE & ASSOCIATES, PLLC
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

OVERALL SITE LAYOUT PLAN

314 Old Nashville Highway

LAVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

Amgad & Amin Zakher

JAMES D. WAMBLE REGISTERED ENGINEER No. 0149236 STATE OF TENNESSEE
04/28/2025

REVISIONS:

DATE: April 28, 2025

W&A NO.: 1092-0124

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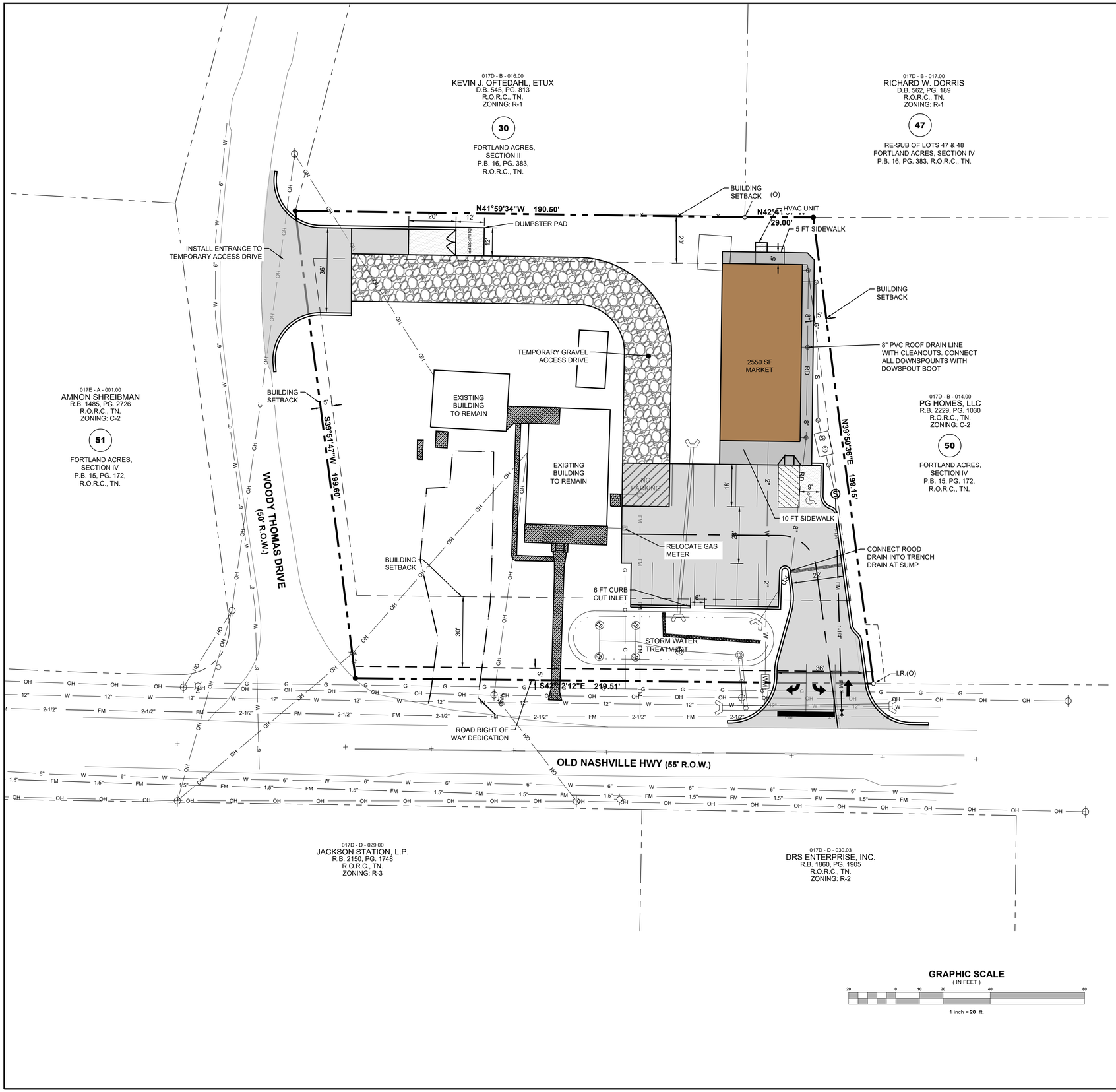

SITE DATA TABLE	
PARCEL NO.	017D B 01500
TOTAL SITE AREA	1.00 AC.
REQUIRED PARKING	(1 SPACE PER 200 SF) = 13
PROVIDED PARKING	(12 STANDARD + 1 ADA) = 13 SPACES
ZONING	C-2 HIGHWAY SERVICE
SETBACKS FOR C-2	REQUIRED PROVIDED FRONT BUILDING 30 97 SIDE BUILDING 5 7 REAR BUILDING 20 20
OWNER / DEVELOPER	AMIN ZAKHER & AMGAD ZAKHER 2469 NEWBERRY LANE MT. JULIET, TENNESSEE, 37122
DESIGN ENGINEER	JAMES D. WAMBLE, P.E., R.L.S. WAMBLE & ASSOCIATES, PLLC. 216 Centerview Dr., #180 Brentwood, TN. 37027 PHONE: (615) 251-9555 EMAIL:jdwamble@wambleassociates.com

NOTES

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3. CONSTRUCTION PLANS FOR THIS CONCEPT WILL HAVE TO COMPLY WITH THE CITY OF LA VERGNE STORMWATER MANAGEMENT ORDINANCE.
4. WATER AND SANITARY SEWER AVAILABILITY TO BE OBTAINED FROM THE CITY OF LA VERGNE.
5. SEE SHEET C-5.0 FOR SITE UTILITIES.

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40 80
1 inch = **20** ft.

WAMBLE & ASSOCIATES, PLLC
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216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

PHASE ONE SITE LAYOUT PLAN

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

Amgad & Amin Zakher

JAMES D. WAMBLE
REGISTERED ENGINEER
No. 101835
04/28/2025
STATE OF TENNESSEE

REVISIONS:

DATE: April 28, 2025

W&A NO.: 1092-0124

SHEET NUMBER:

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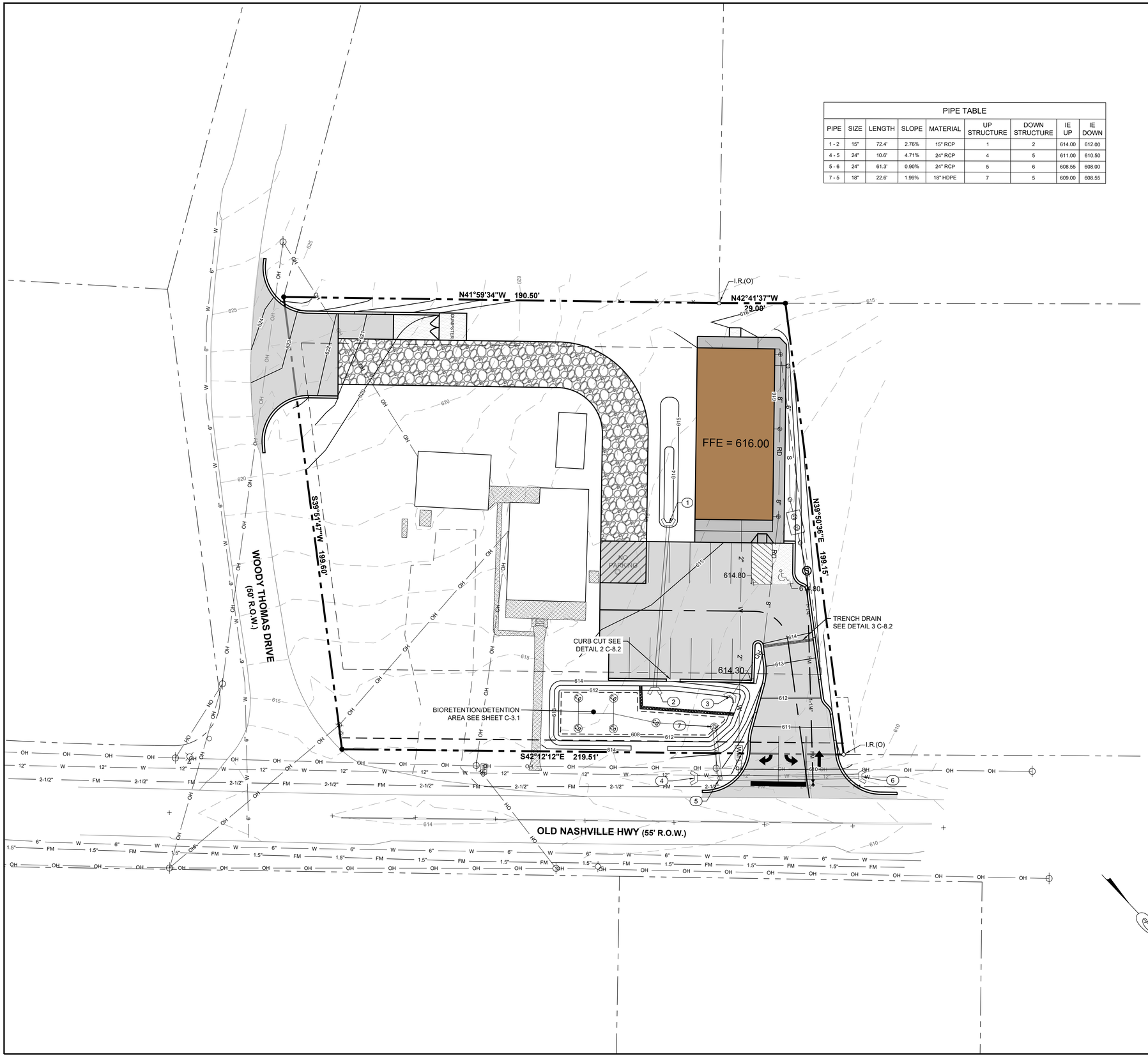

PIPE TABLE								
PIPE	SIZE	LENGTH	SLOPE	MATERIAL	UP STRUCTURE	DOWN STRUCTURE	IE UP	IE DOWN
1 - 2	15"	72.4'	2.76%	15" RCP	1	2	614.00	612.00
4 - 5	24"	10.6'	4.71%	24" RCP	4	5	611.00	610.50
5 - 6	24"	61.3'	0.90%	24" RCP	5	6	608.55	608.00
7 - 5	18"	22.6'	1.99%	18" HDPE	7	5	609.00	608.55

STRUCTURE TABLE				
STRUCTURE	DESCRIPTION	GRATE	DEPTH	DETAIL
1	HEADWALL	615.94	----	DETAIL ___, C-7.1
2	HEADWALL	613.94	----	DETAIL ___, C-7.1
3	HEADWALL	613.55	----	DETAIL ___, C-7.1
4	HEADWALL	613.75	----	DETAIL ___, C-7.1
5	STORM MANHOLE	613.75	5.2'	DETAIL ___, C-7.1
6	HEADWALL	610.75	----	DETAIL ___, C-7.1
7	OUTLET CONTROL STRUCTURE	612.00	3.0'	DETAIL ___, C-7.1

FILL REQUIREMENT NOTES

1. THE OWNER/DEVELOPER OR CONTRACTOR SHALL EMPLOY A TESTING AGENCY TO OBSERVE FILL PLACEMENT.
2. AN ENGINEER STAMP BY THE TESTING AGENCY IS REQUIRED FOR EACH LOT CONTAINING FILL MATERIAL.
3. ANY LOTS LOCATED IN THE 100-YEAR FLOOD PLANE SHALL BE CONSTRUCTED TO AND REQUIRE FEMA CERTIFICATION.
4. ALL REPORTS FROM THE TESTING AGENCY SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO LOT ACCEPTANCE.
5. STRUCTURAL FILL FOR RESIDENTIAL STRUCTURES SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR DRY DENSITY.
6. ANY SINKHOLE AND/OR DEPRESSION REMEDIATION SHALL BE EVALUATED BY THE TESTING AGENCY.
7. FOUNDATIONS EXCAVATED ON A FILL LOT WILL BE EVALUATED BY THE TESTING AGENCY AND WILL REQUIRE AN ENGINEER'S STAMP. IF FOUNDATIONS ARE EXCAVATED BELOW THE FILL MATERIAL AND INTO IN-SITU MATERIAL, THE MINIMUM REQUIREMENTS WILL BE ALLOWED.
8. CRITICAL LOTS WILL REQUIRE A CERTIFICATION BY A REGISTERED CIVIL OR GEOTECHNICAL ENGINEER AS TO THE STABILITY OF THE STRUCTURE AND COMPLIANCE WITH SOUND CONSTRUCTION METHODS FOR AREAS WITH STEEP SLOPED AND LANDSLIDE PROBLEMS.
9. ALL ROADS SHALL COMPLY WITH THE PUBLIC WORKS SPECIFICATION MANUAL, PART III, BASE AND SUB-GRADE TREATMENT FOR STREET CONSTRUCTION. THESE SPECIFICATIONS SHALL BE IN THE MINIMUM STANDARDS FOR ANY SUBDIVISION WITHIN THE JURISDICTION AREA.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. ALL GRADING, DRAINAGE AND EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF LaVERGNE.
2. THE GRADING CONTRACTORS SHALL KEEP THE DUST WITHIN TOLERABLE LIMITS BY SPRINKLING WITH WATER OR BY OTHER MEANS APPROVED BY THE ENGINEER.
3. PROPOSED CONTOURS AND ELEVATIONS INDICATE FINISHED SURFACE GRADE.
4. ALL NEWLY GRADED AREAS (INCLUDING SLOPES) SHALL BE SEEDED AND MULCHED OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY SOIL, SILT OR DEBRIS ONTO ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR KEEPING EXISTING AND PROPOSED DRAINAGE STRUCTURES, STRAW BALE FILTERS CLEAR OF SEDIMENT BUILDUP DURING CONSTRUCTION.
7. WHEN, IN THE OPINION OF THE ENGINEER, THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THEIR INTENDED PURPOSES, THEY SHALL BE REMOVED BY THE GRADING CONTRACTOR.
8. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT CONSTRUCTION LIMITS WITHOUT PROPER AGREEMENTS WITH PROPERTY OWNERS.
9. PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS ALL BASEMENTS OR DEPRESSED AREAS SHALL BE FILLED WITH ENGINEERED FILL. ANY UNSUITABLE SILT OR MUCK SHALL BE EXCAVATED FROM THE SITE AND MAY BE USED FOR TOPSOIL SPREAD ONLY.
10. A SUBMITTAL OF A NOTICE OF INTENT (NOI) AND AN APPROVED NOTICE OF COVERAGE (NOC) FROM T.D.E.C. SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

Utility disclaimer:

The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. There are no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, this survey does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In tennessee, it is a requirement, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee one call 811.

Tennessee811 Know what's below. Call before you dig.

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40 80
1 inch = **20** ft.

WAMBLE & ASSOCIATES, P.A.
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GRADING & DRAINAGE PLAN

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

Amgad & Amin Zakher

JAMES D. WAMBLE III — REGISTERED ENGINEER — No. 01426 — STATE OF TENNESSEE — 04/28/2025

REVISIONS:

DATE: April 28, 2025

W&A NO.: 1092-0124

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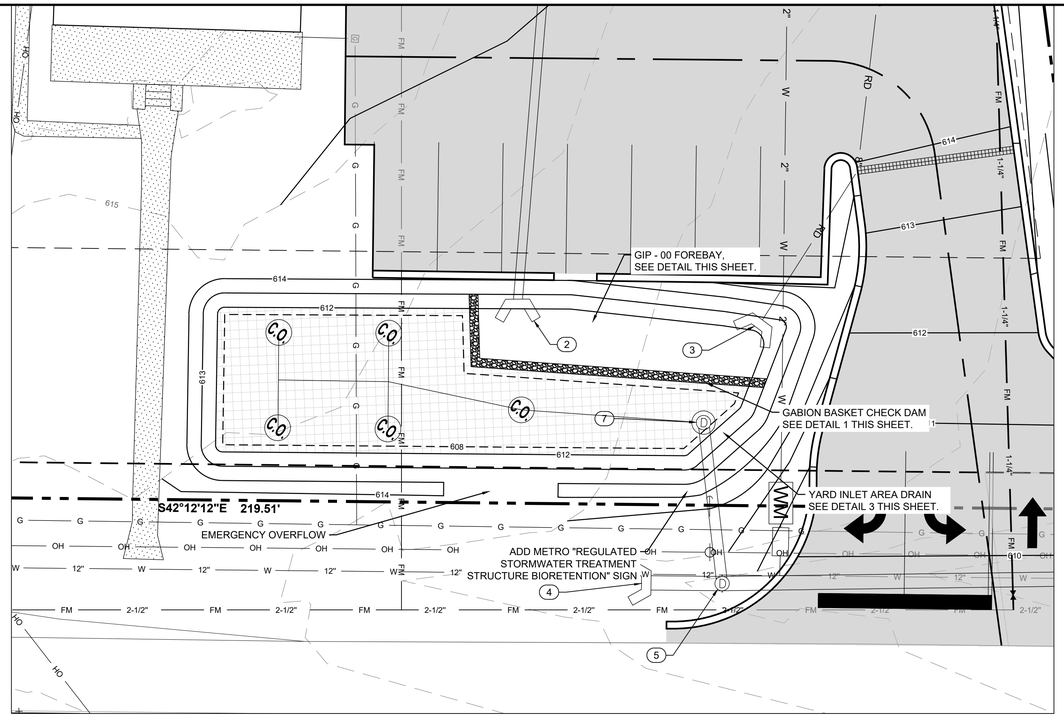


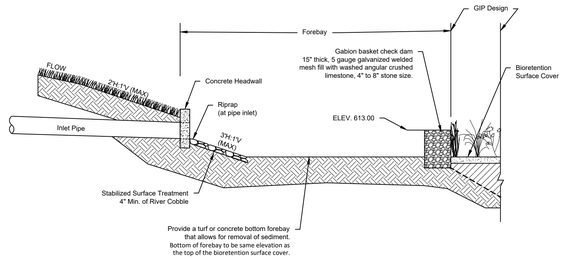
LEVEL 2 BIO-RETENTION POND - PLAN VIEW

SCALE: 1"=10'

NOTE: VEHICULAR AND EQUIPMENT TRAFFIC SHALL BE PROHIBITED IN THE BIORETENTION AREA TO PREVENT COMPACTION AND SEDIMENT DEPOSITION.

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20
1 inch = **10** ft.

GIP - 00 FOREBAY



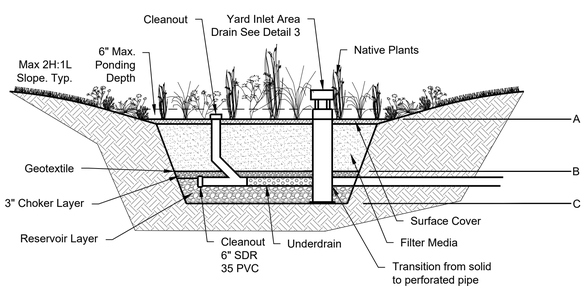
DETAIL NOTES:

- The main goal of pretreatment filtering is to capture floatables, debris, grease, oils, silt and sediment where they can be easily cleaned at the surface of the GIP through regular maintenance, and before they have the opportunity to clog the practice.
- When concentrated flow is directed at a GIP through curb turnouts or pipe outlets, a sediment forebay shall be used to allow material to be captured where it can be easily cleaned.
- A sediment forebay shall be designed so that it is integrated into the GIP.
- Direct mainenance access to the forebay must be provided.
- Exit velocities from the forebay must be non-erosive. Velocities over the weir shall be provided. If high runoff velocity is a potential problem, some type of energy dissipation device must be incorporated.
- Sediment removal in the forebay shall occur in accordance with the long-term maintenance plan.
- A fixed vertical sediment depth marker shall be installed in the forebay to measure sediment deposition over time. The marker shall be made of durable, non-corroding material (not steel). The elevation at which sediment removal is required shall be marked with a line in contrasting color or shade.
- All disturbed areas must be immediately stabilized after construction to minimize erosion.

Forebay Number : 1		
	Design	As-Built
Top of Bank Elevation	614.00	
Top of Check Dam	613.00	
Bottom of Forebay	612.00	
Surface Area, SF	295	
Pretreatment Volume, CF	295	
All elevations shall be NAVD88		

1

GIP - 01B BIORETENTION WITH UNDERDRAIN



DETAIL NOTE:

- At the completion of installation, the contractor will collect one sample per bioretention area for analysis and confirmation of the filter media as defined by GIP-01. Media testing not required when using a certified media product.
- Vehicular traffic shall be prohibited on the planting bed in order to prevent compactions.
- Minimum 2' separation between subgrade and water table / bedrock required.

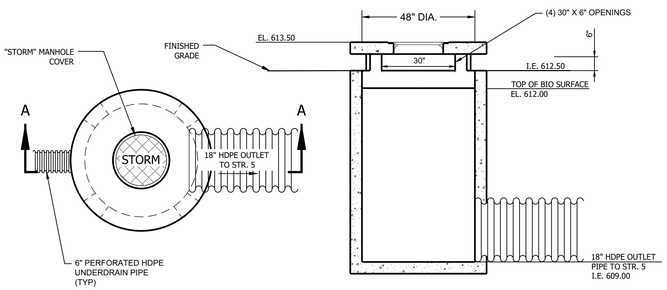
Bioretention Number :		
	Design	As-Built
Treatment Volume (Tv), CF	1959	
Surface Area, SF	933	
Top of Bank Elevation	614.00	
Emergency Spillway Elevation*	613.50	
Overflow (TOC) Elevation*	N/A	
(A) GIP Surface Elevation	612.00	
(B) Top of Stone Elevation	610.00	
(C) Subgrade Elevation	608.50	
* N/A if not required		
All elevations shall be NAVD88		

Bioretention Without Underdrain Material Specifications

Material	Specifications	Notes
Surface Cover	• Shredded hardwood • Hardwood bark • River stone • Coir or jute matting • Turf	Lay a 3 inch layer on the surface of the filter bed in order to suppress weed growth & prevent erosion. Stone shall not comprise more than 50% of the surface area.
Filter Media * Composition	• 70% - 85% sand; • 10%-30% silt + clay, with clay ≤ 10%; and • 5% to 10% organic matter	The volume of filter media based on 110% of the plan volume, to account for settling or compaction. Contact staff for testing procedures..
Geotextile	Use a non-woven geotextile fabric with a flow rate of > 110 gal./min./ft^2 (e.g., Geotex 351 or equivalent)	Apply to the sides and above the underdrain (2'-4' wide strip). AASHTO M288-06, ASTM D4491 & D4751
Choker Layer *	#8 or #89 clean washed stone	Meet TDOT Construction Specifications.
Reservoir Layer *	#57 clean washed stone	Meet TDOT Construction Specifications.
Observation Well	6" SDR 35 PVC pipe with vented cap and anchor plate.	Number of wells equals the number of test pits required for infiltration testing (see Appendix 1-A)

*Item receipts may be required to be included with as-built submittal.

2



TOP VIEW SECTION A-A

YARD INLET AREA DRAIN

3

NOTES FROM METRO NASHVILLE - DAVIDSON COUNTY, STORMWATER MANAGEMENT MANUAL, VOLUME 5, LOW IMPACT DEVELOPMENT

SECTION 7: CONSTRUCTION

7.1 Construction
Construction Stage Erosion and Sediment Controls. Small-scale bioretention areas should be fully protected by silt fence and construction fencing to prevent sedimentation and compaction. Ideally, bioretention should remain outside the limit of disturbance during construction to prevent soil compaction by heavy equipment. Sediment traps or basins may be located within bioretention excavation limits during construction. However, these must be accompanied by notes and graphic details on the erosion prevention and sediment control (EPSC) plan specifying that the maximum excavation depth at the construction stage must be at least 1 foot above the post-construction subgrade elevation. The
plan must also show the proper procedures for converting the temporary sediment control practice to a bioretention facility, including dewatering, cleanout and stabilization.
Excavation. The proposed site should be checked for existing utilities prior to any excavation. It is very important to minimize compaction of both the base of the bioretention area and the required backfill. When possible, excavators should work from the sides of the bioretention area to remove original soil. If the bioretention area is excavated using a loader, the contractor must use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.
7.2 Bioretention Installation
Construction should take place during appropriate weather conditions. The following is a typical construction sequence to properly install a bioretention basin. These steps may be modified to reflect different bioretention applications or expected site conditions:
Step 1. The designer and the installer should have a preconstruction meeting, checking the boundaries of the contributing drainage area and the actual inlet elevations to ensure they conform to original design. Since other contractors may be responsible for constructing portions of the site, it is quite common to find subtle differences in site grading, drainage and paving elevations that can produce hydraulically important differences for the proposed bioretention area. The designer should clearly communicate, in writing, any project changes determined during the preconstruction meeting to the installer and the plan review/inspection authority.
Step 2. Ensure that the entire contributing drainage area has been stabilized prior to bioretention construction. Otherwise, use EPSC measures as outlined in Section 7.1.
Step 3. Excavation of the bioretention area should follow the guidelines found in Section 7.1. Contractors should use a cell construction approach in larger bioretention basins, whereby the basin is split into 500 to 1,000 sq. ft. temporary
cells with a 10-15 foot earth bridge in between, so that cells can be excavated from the side.
Step 4. It may be necessary to rip the bottom soils to a depth of 6 to 12 inches to promote greater infiltration.
Step 5. Install all layers, components, and landscaping of the bioretention per plans. Media shall be tested per MWS standards. Irrigate plantings as needed.
Step 6. Conduct the final construction inspection (see Section 8). Then log the GPS coordinates for each bioretention facility and submit them to MWS.

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

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BIO-RETENTION POND

314 Old Nashville Highway
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
FOR
Amgad & Amin Zakher

JAMES D. WAMBLE
REGISTERED ENGINEER
04/28/2025
NO. 01425
STATE OF TENNESSEE

REVISIONS:

DATE: April 28, 2025
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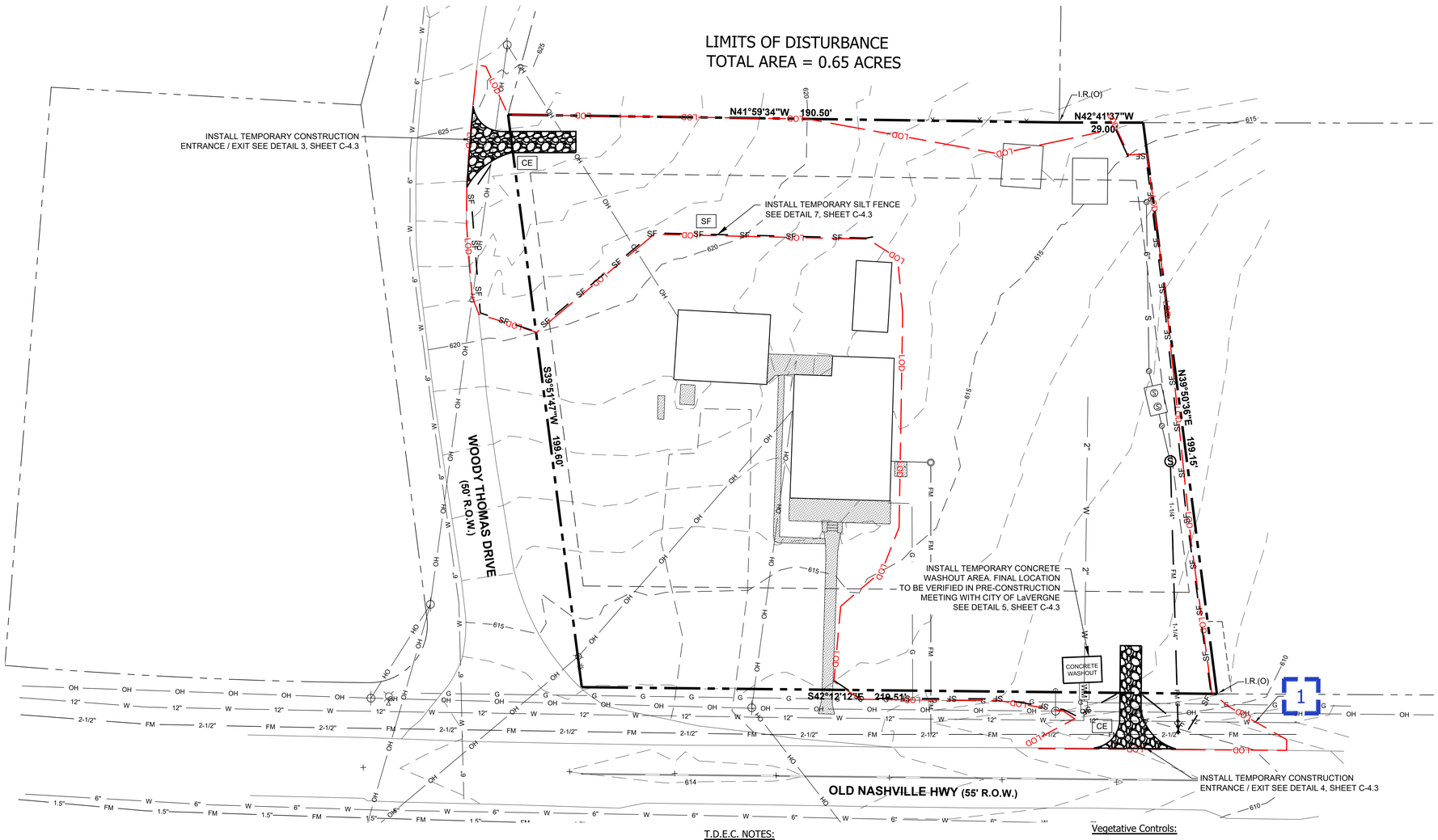

EROSION CONTROL LEGEND

CODE	PRACTICE	
CE	CONSTRUCTION EXIT	
PP	STORM PIPE INLET PROTECTION	
IP	INLET PROTECTION	
OP	STORM PIPE OUTLET PROTECTION	
SF	SILT FENCE	—SF—
LOD	LIMITS OF DISTURBANCE	—LOD—
CD	CHECK DAM	

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF LAVERGNE, CURRENT EDITION.

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
1 inch = **20** ft.

NOTE: STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR A PHASE OF THE PROJECT) MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

T.D.E.C. NOTES:

Construction Management Techniques:

a. Clearing And Grubbing Must Be Held To The Minimum Necessary For Grading And Equipment Operation.
b. Construction Must Be Sequenced To Minimize The Exposure Time Of Cleared Surface Area.
c. Construction Must Be Staged Or Phased For Large Projects. Areas Of One Phase Must Be Stabilized Before Another Phase Can Be Initiated. Stabilization Shall Be Accomplished By Temporarily Or Permanently Protecting The Disturbed Soil Surface From Rainfall Impacts And Run-Off.
d. Erosion And Sediment Control Measures Must Be In Place And Functional Before Earth Moving Operations Begin, And Must Be Constructed And Maintained Throughout The Construction Period. Temporary Measures May Be Removed At The Beginning Of The Work Day, But Must Be Replaced At The End Of The Work Day.
e. All Control Measures Shall Be Checked, And Repaired As Necessary, Weekly In Dry Periods And Within 24 Hours After Any Rainfall Of 0.5 Inches Within A 24 Hour Period. During Prolonged Rainfall, Daily Checking And Repairing Is Necessary. The Permittee Shall Maintain Records Of Checks And Repairs.
f. A Specific Individual Shall Be Designated To Be Responsible For Erosion And Sediment Controls on each project site.
g. As Specified In The NPDES General Permit In Section 3.5.3.1.e, Sediment Shall Be Removed From Sediment Traps, Silt Fence, Sediment Ponds, When Design Capacity Has Benn Reduced By 50 Percent.
h. As Specified In The NPDES General Permit In Section 3.5.8.2.a, Inspections Of The Outfall And EPSC Measures Shall Be Performed At Least Twice Every Week And At Least 72 Hours Apart.

The Design Storm:

As Specified In the General NPDES Permit In Section 3.5.3.3 The Erosion Prevention And Sediment Prevention Measures Have Been Designed To Minimize Erosion And Maximize Sediment Removal Resulting From A 2-Year, 24-Hour Storm, And A Impaired Stream Must Be Designed For A 5 Year, 24 Hour Storm As Specified In The General Permit In Section 3.5.4.1.a.

GENERAL NOTES:

1. All Erosion Prevention And Sediment Control Work Shall Be Performed In Accordance With The Standard Specifications And Details Of The City of LaVergne Engineering and Stormwater Department, And The Tennessee Department of Environment and Conservation General NPDES Permit No. TNR 100000 issued on May 23, 2011.
2. All Erosion Prevention And Sediment Control Measures Shall Be Removed Prior To As-Built Approvals.

Site Assessment Assurance Criteria:

Quality Assurance Of Erosion Prevention And Sediment Controls Shall Be Done By Performing Site Assessment At The Construction Site. The Site Assessment Shall Be Conducted At Each Outfall Within A Month Of Construction Commencing. The Site Assessment Shall Be Performed By One Of The Following Individuals:

- A Licensed Professional Engineer or Landscape Architect
- A Certified Professional In Erosion And Sediment Control (CPESC); Or
- A Person That Successfully Completed The "Level II Desing Principles For Erosion Prevention And Sediment Control For Construction Sites" Course.

Site Assessment Should Be Performed To Verify The Installation, Functionality And Performance Of The EPSC Measures Described In The SWPPP, And Should Include A Review And Update (If Applicable) Of The SWPPP.

The Site Assessment Findings Shall Be Documented And The documentation Kept with The SWPPP At The Site. At A Minimum, The Documentation Shall Include Information Included In The Inspection Form Provided In Appendix C Of The General NPDES Permit.

Vegetative Controls:

a. Pre-Construction Vegetative Ground Cover Shall Not Be Destroyed, Removed Or Disturbed More Than 20 Calendar Days Prior To Grading Or Earth Moving.
b. As Specified In The NPDES General Permit In Section 3.5.7 And 3.5.8.2.a, Vegetation, EPSC And Other Protective Measures Are Repaired, Replaced, Or Modified Within 7 Days.
c. Permanent Soil Stabilization With Perennial Vegetation Shall Be Applied As Soon As Practical After Final Grading.

Structural Controls:

d. All Surface Water Flowing Toward The Construction Area Shall Be Diverted By Using Berms, (j) Channels, Or Sediment Traps, As Necessary.
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h. There Shall Be No Distinctly Visible Floating Scum, Oil Or Other Matter Contained In The Stormwater Discharge.
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l. The Permittee Shall Maintain Records Of Checks And Repairs On Site Or At A Nearby Office.
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OVERALL SITE OUTFALLS		
LOCATION	TYPE	ACRES
1	Roadside Ditch	1.00

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Tennessee811 Know what's below. Call before you dig.

WAMBLE & ASSOCIATES, P.L.L.C.
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

INITIAL SWPPP

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

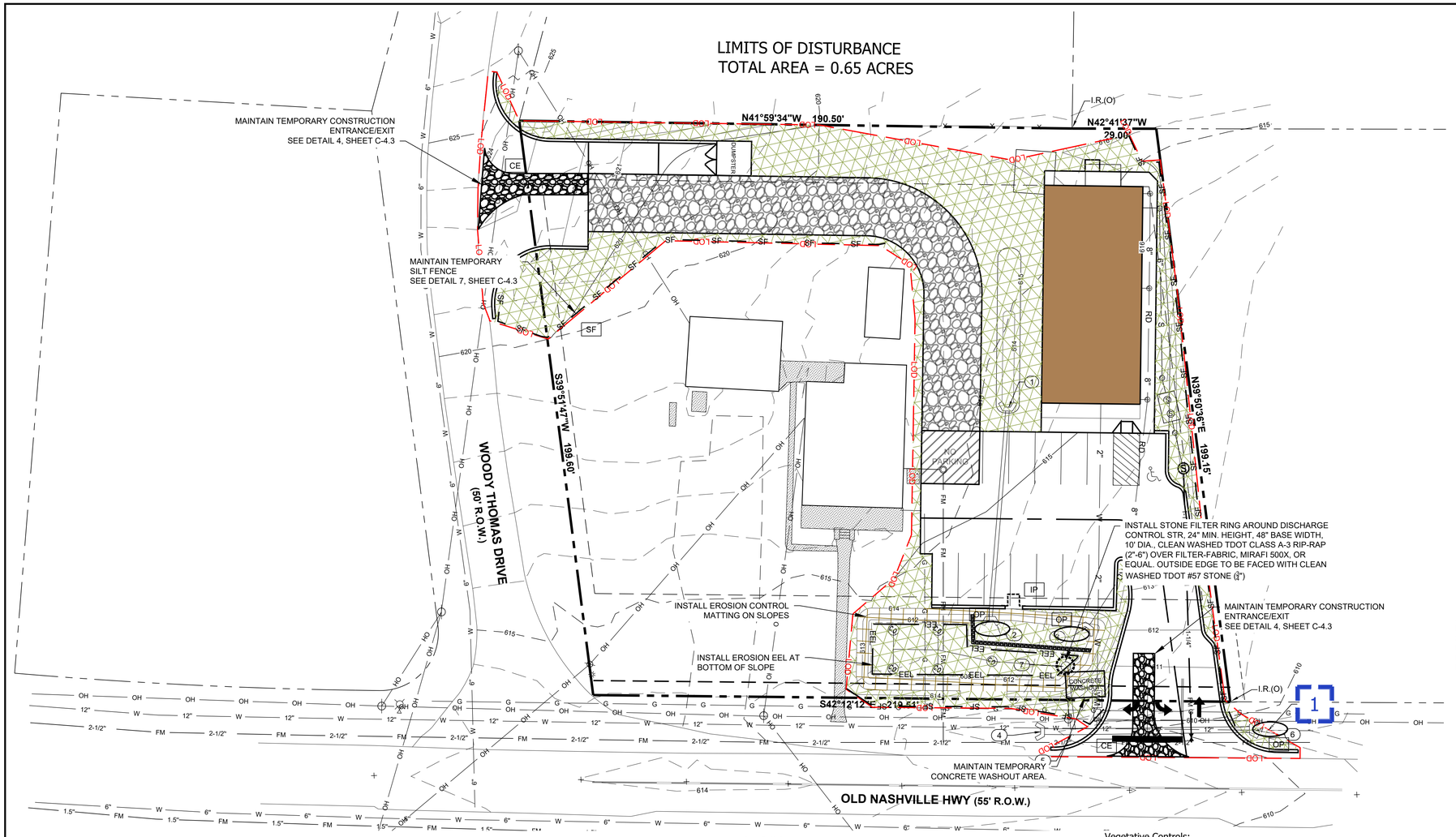
FOR

Amgad & Amin Zakher

JAMES D. WAMBLE REGISTERED NO. 01402 STATE OF TENNESSEE
04/28/2025

REVISIONS:

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-4.0



IN AREAS SHOWN THUS PERMANENT EROSION CONTROL MEASURES SHALL BE APPLIED TO DENUDED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 14 DAYS TO ANY DENUDED AREA, WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED BY CONSTRUCTION ACTIVITY) FOR LONGER THAN 14 DAYS. FOR SLOPES 3:1 OR STEEPER, THEY MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF GRADING CEASING ON THOSE SLOPES.

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EROSION CONTROL LEGEND

CODE	PRACTICE	
CE	CONSTRUCTION EXIT	
PP	STORM PIPE INLET PROTECTION	
IP	INLET PROTECTION	
OP	STORM PIPE OUTLET PROTECTION	
SF	SILT FENCE	—SF—
LOD	LIMITS OF DISTURBANCE	—LOD—
CD	CHECK DAM	

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF LAVERGNE, CURRENT EDITION.

NOTE: STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR A PHASE OF THE PROJECT) MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

T.D.E.C. NOTES:

Construction Management Techniques:

a. Clearing And Grubbing Must Be Held To The Minimum Necessary For Grading And Equipment Operation.
b. Construction Must Be Sequenced To Minimize The Exposure Time Of Cleared Surface Area.
c. Construction Must Be Staged Or Phased For Large Projects. Areas Of One Phase Must Be Stabilized Before Another Phase Can Be Initiated. Stabilization Shall Be Accomplished By Temporarily Or Permanently Protecting The Disturbed Soil Surface From Rainfall Impacts And Run-Off.
d. Erosion And Sediment Control Measures Must Be In Place And Functional Before Earth Moving Operations Begin, And Must Be Constructed And Maintained Throughout The Construction Period. Temporary Measures May Be Removed At The Beginning Of The Work Day, But Must Be Replaced At The End Of The Work Day.
e. All Control Measures Shall Be Checked, And Repaired As Necessary, Weekly In Dry Periods And Within 24 Hours After Any Rainfall Of 0.5 Inches Within A 24 Hour Period. During Prolonged Rainfall, Daily Checking And Repairing Is Necessary. The Permittee Shall Maintain Records Of Checks And Repairs.
f. A Specific Individual Shall Be Designated To Be Responsible For Erosion And Sediment Controls on each project site.
g. As Specified In The NPDES General Permit In Section 3.5.3.1.e, Sediment Shall Be Removed From Sediment Traps, Silt Fence, Sediment Ponds, When Design Capacity Has Benn Reduced By 50 Percent.
h. As Specified In The NPDES General Permit In Section 3.5.8.2.a, Inspections Of The Outfall And EPSC Measures Shall Be Performed At Least Twice Every Week And At Least 72 Hours Apart.

The Design Storm:

As Specified In the General NPDES Permit In Section 3.5.3.3 The Erosion Prevention And Sediment Prevention Measures Have Been Designed To Minimize Erosion And Maximize Sediment Removal Resulting From A 2-Year, 24-Hour Storm, And A Impaired Stream Must Be Designed For A 5 Year, 24 Hour Storm As Specified In The General Permit In Section 3.5.4.1.a.

GENERAL NOTES:

1. All Erosion Prevention And Sediment Control Work Shall Be Performed In Accordance With The Standard Specifications And Details Of The City of LaVergne Engineering and Stormwater Department, And The Tennessee Department of Environment and Conservation General NPDES Permit No. TNR 100000 issued on May 23, 2011.
2. All Erosion Prevention And Sediment Control Measures Shall Be Removed Prior To As-Built Approvals.

Site Assessment Assurance Criteria:

Quality Assurance Of Erosion Prevention And Sediment Controls Shall Be Done By Performing Site Assessment At The Construction Site. The Site Assessment Shall Be Conducted At Each Outfall Within A Month Of Construction Commencing. The Site Assessment Shall Be Performed By One Of The Following Individuals:

- A Licensed Professional Engineer or Landscape Architect
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- A Person That Successfully Completed The "Level II Desing Principles For Erosion Prevention And Sediment Control For Construction Sites" Course.

Site Assessment Should Be Performed To Verify The Installation, Functionality And Performance Of The EPSC Measures Described In The SWPPP, And Should Include A Review And Update (If Applicable) Of The SWPPP.

The Site Assessment Findings Shall Be Documented And The documentation Kept with The SWPPP At The Site. At A Minimum, The Documentation Shall Include Information Included In The Inspection Form Provided In Appendix C Of The General NPDES Permit.

Vegetative Controls:

a. Pre-Construction Vegetative Ground Cover Shall Not Be Destroyed, Removed Or Disturbed More Than 20 Calendar Days Prior To Grading Or Earth Moving.
b. As Specified In The NPDES General Permit In Section 3.5.7 And 3.5.8.2.a, Vegetation, EPSC And Other Protective Measures Are Repaired, Replaced, Or Modified Within 7 Days.
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Tennessee 811 Know what's below. Call before you dig.

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
1 inch = **20** ft.

WAMBLE & ASSOCIATES, P.L.L.C.
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

INTERIM SWPPP

314 Old Nashville Highway

LAVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

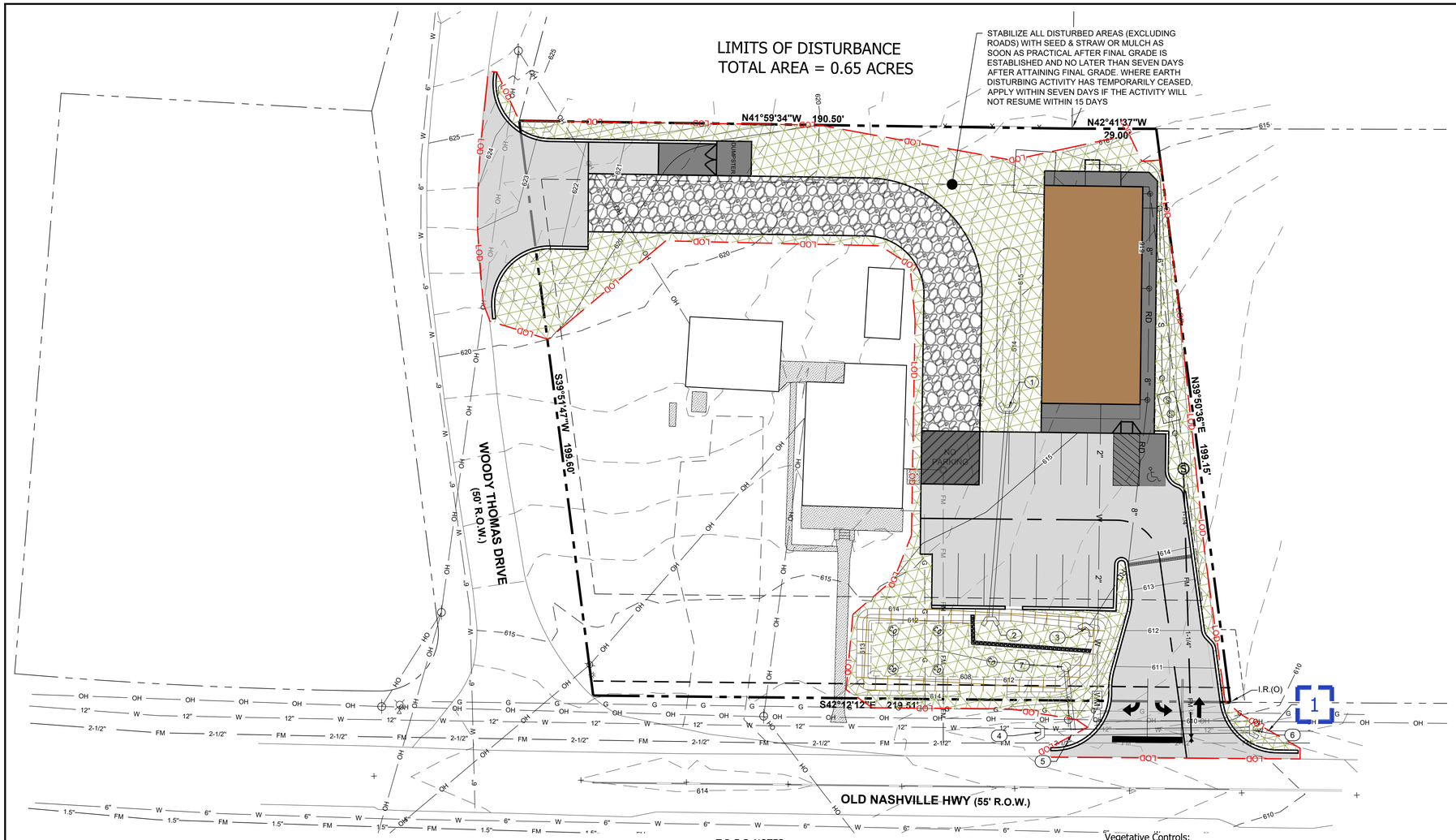
Amgad & Amin Zakher

JAMES D. WAMBLE II
REGISTERED
LICENSE NO. 0142436
STATE OF TENNESSEE
04/28/2025

REVISIONS:

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:

C-4.1



FINAL SURFACE LEGEND

- ASPHALT PAVEMENT
- SIDEWALK CONCRETE
- VEGETATIVE GROUND COVE

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n. Knowingly Making Any False Statement On Any Report Required By This Rule May Result In (t) The Imposition Of Criminal Penalties As Provided For In Section 309 Of The Federal Water Pollution Control Act and in Section 69-3-115 Of The Tennessee Water Quality Control Act.

Utility disclaimer:
The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. There are no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, this survey does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In tennessee, it is a requirement, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee one call 811.

Tennessee 811 Know what's below. Call before you dig.

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
1 inch = **20** ft.

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Land Planning
216 Centerview Dr., Ste 180
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615.251.9555

FINAL SWPPP

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

Amgad & Amin Zakher

JAMES D. WAMBLE III — LICENSED PROFESSIONAL ENGINEER — 04/28/2025 — 101436 — STATE OF TENNESSEE

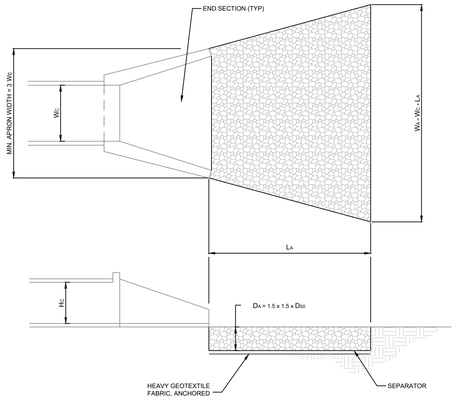
REVISIONS:

DATE: April 28, 2025

W&A NO.: 1092-0124

SHEET NUMBER:

C-4.2

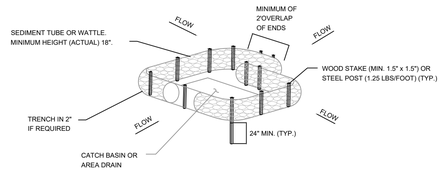


TAILWATER < O.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)

Hc = HEIGHT OF CULVERT
Wc = WIDTH OF CULVERT
LA = LENGTH OF RIP-RAP APRON
Wa = WIDTH OF RIP-RAP APRON AT END
D50 = MEDIAN RIP-RAP SIZE
DMAX = MAXIMUM SIZE OF RIP-RAP = 1.5 D50
DA = DEPTH OF RIP-RAP APRON = 1.5 DMAX
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

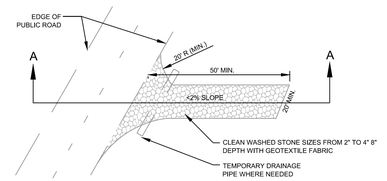
OP OUTLET PROTECTION 1

RESERVED 2

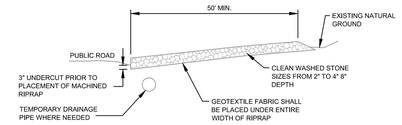


CATCH BASIN PROTECTION (TYPE D)

IP INLET SEDIMENT FILTER 3

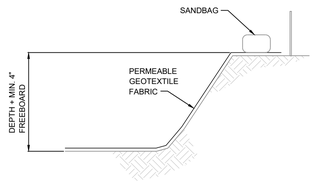


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



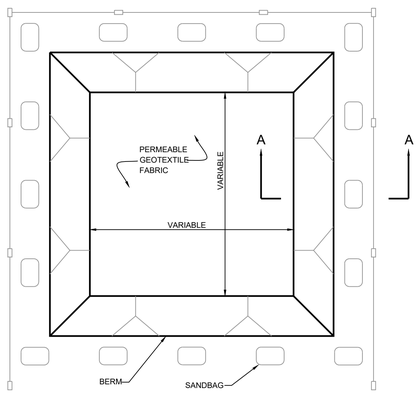
SECTION A-A

CE CONSTRUCTION ENTRANCE/EXIT 4



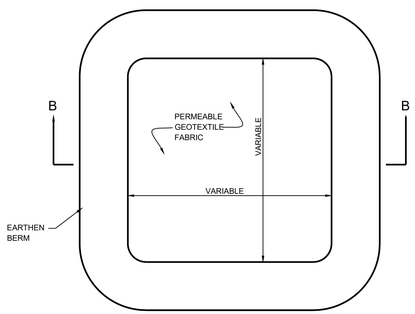
SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE



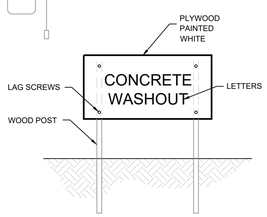
PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE"
WITH EATHERN BERMS



CONCRETE WASHOUT
SIGN (OR EQUIVALENT)

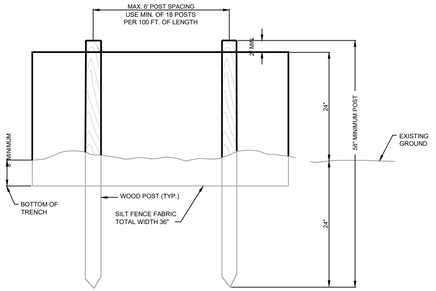
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

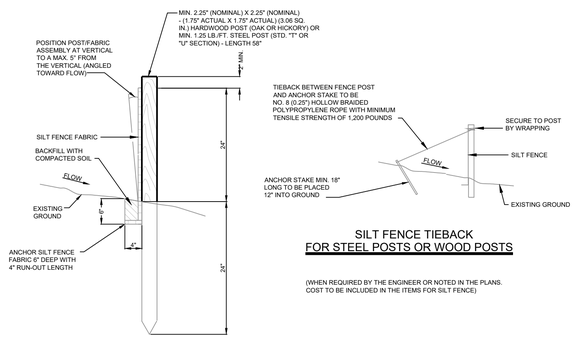
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

CONCRETE WASHOUT 5

RESERVED 6



ELEVATION VIEW



SECTIONAL VIEW

SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

SF SILT FENCE 7

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Land Planning
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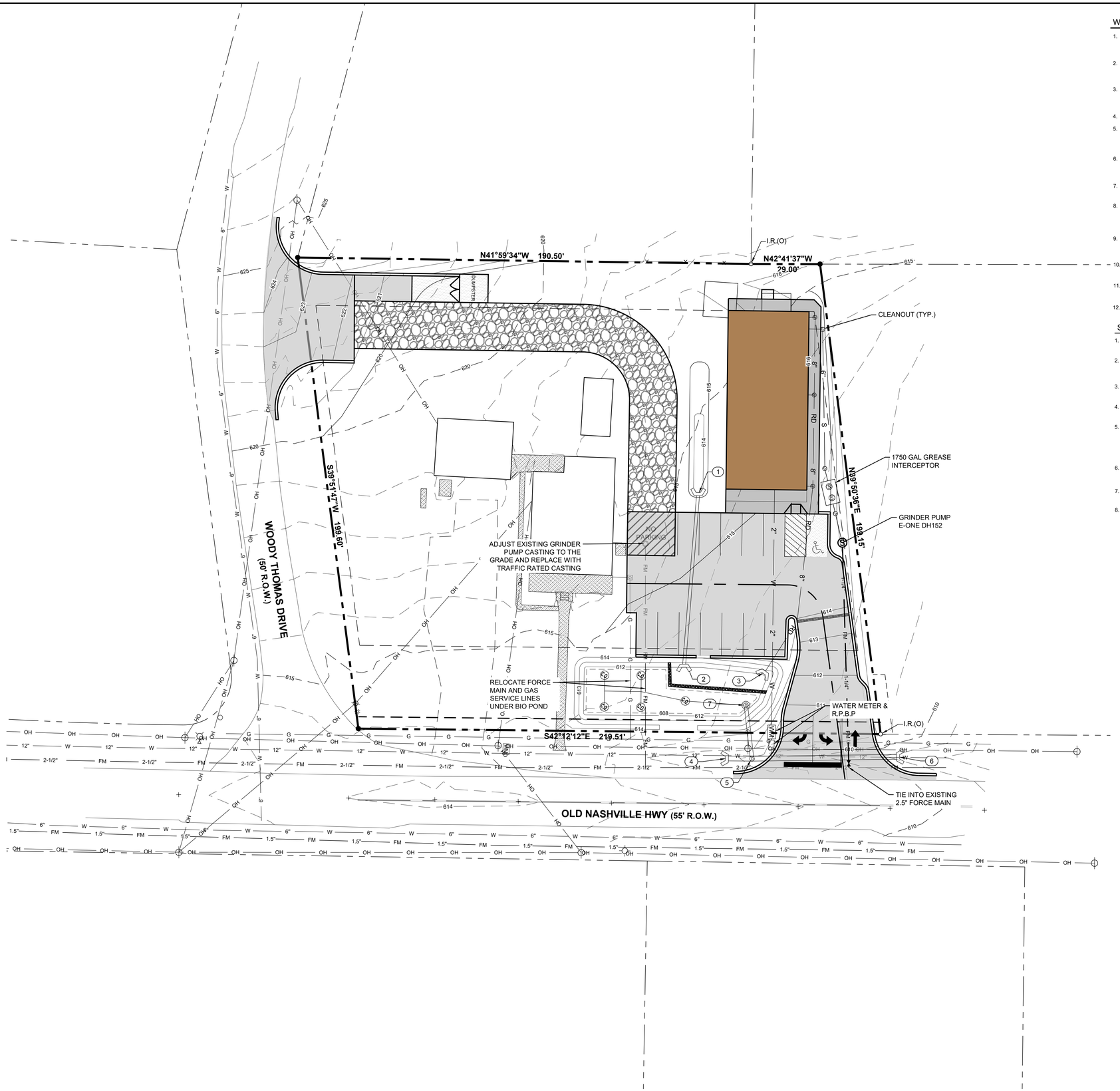
SWPPP DETAILS

314 Old Nashville Highway
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
FOR
Amgad & Amin Zakher

JAMES D. WAMBLE
REGISTERED ENGINEER
No. 101436
04/28/2025
STATE OF TENNESSEE

REVISIONS:

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-4.3



WATER NOTES

1. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF LAVERGNE.
2. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. IF ANY EXISTING LINES ARE FOUND DURING EXCAVATION THAT ARE NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN A MANNER THAT WILL PROVIDE AT A MINIMUM OF 10' HORIZONTAL AND/OR 18" VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE SANITARY SEWER LINE.
4. WATER MAIN TO BE INSTALLED WITH A MINIMUM COVER OF 36" IN ROADWAYS & 30" IN ALL OTHER AREAS.
5. EXCAVATION FOR WATER MAIN AND SANITARY SEWER LINE SHALL BE UNCLASSIFIED AND SHALL EXTEND TO 6" BELOW THE BOTTOM OF THE SANITARY SEWER PIPE AND 6" BELOW THE BOTTOM OF THE WATER PIPE IF IN ROCK.
6. WATER LINE PIPE TO BE BACKFILLED TO SUBGRADE WITH ENGINEERED FILLED MATERIAL COMPACTED TO 95% OPTIMUM DENSITY IN ALL AREAS. WHERE UTILITIES ARE PLACED IN ROADWAY BACKFILL WITH NO. 67 GRADED STONE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE UTILITY SERVICE FEES AND/OR CHARGES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SEQUENCING OF CONSTRUCTION OF ALL UTILITIES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS AND THAT POWER OR TELEPHONE POLE LOCATIONS DO NOT CONFLICT WITH UNDER-GROUND UTILITIES.
9. WATER SERVICES TO BE 3/4" PEXa. TAPS ON WATER MAIN SPACED 24" APART AS SHOWN HEREON. WATER SERVICE TO INCLUDE INSTALLATION OF METER BOXES BY CONTRACTOR WITHOUT METERS, METERS TO BE SUPPLIED BY THE CITY OF LaVERGNE. WATERMETERS TO BE LOCATED ON THE R.O.W. LINE.
10. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND SUPPLIES REQUIRED FOR SERVICE AS INDICATED ON THESE PLANS AND SHALL PROVIDE A COMPLETE WORKING SYSTEM APPROVED BY THE CITY OF LAVERGNE.
11. CONTRACTOR TO OBTAIN A COPY OF THE CITY OF LAVERGNE WATER SPECIFICATIONS AND KEEP A SET ON THE JOB SITE DURING CONSTRUCTION.
12. ALL WATER LINES SHALL BE INSTALLED ACCORDING TO THE CITY OF LA VERGNE SPECIFICATIONS.

SANITARY SEWER NOTES

1. THE CONTRACTOR'S FIELD REPRESENTATIVES SHALL NOTIFY THE WATER AND SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK ON THE PROPOSED IMPROVEMENTS.
2. SEWER IMPROVEMENT CONSTRUCTION SHALL BE ACCOMPLISHED IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS COVERING SUCH WORK BY THE CITY OF LAVERGNE. THE FULL TEXT OF THE SPECIFICATIONS CAN BE OBTAINED FROM THE WATER AND SEWER DEPARTMENT.
3. ALL AND ANY FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
4. SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND FINAL ACCEPTANCE OF THE WATER AND SEWER DEPARTMENT.
5. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES
6. PRESSURE SEWER LINE SHALL BE GENERALLY INSTALLED IN THE CENTER OF THE 2-FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
7. ALL PRESSURE SEWER ISOLATION VALVES SHALL BE TRUE UNION BALL VALVES
8. ALL PARTS OF THE SEWER COLLECTION SYSTEM SHALL BE INSTALLED ACCORDING TO THE CITY OF LA VERGNE SEWER SPECIFICATIONS.

GRAPHIC SCALE
(IN FEET)
30 15 30 60 120
1 inch = 30 ft.

WAMBLE & ASSOCIATES, P.L.L.C.
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Land Surveying
Land Planning
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Brentwood, TN 37027
615.251.9555

SITE UTILITY PLAN

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

Amgad & Amin Zakher

JAMES D. WAMBLE
REGISTERED ENGINEER
04/28/2025
STATE OF TENNESSEE

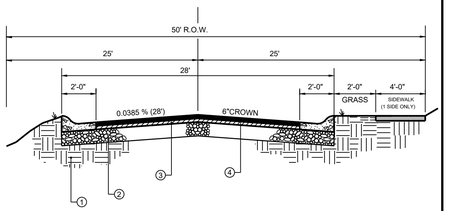
REVISIONS:

DATE: April 28, 2025

W&A NO.: 1092-0124

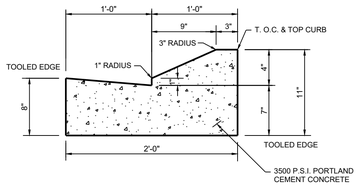
SHEET NUMBER:

C-5.0

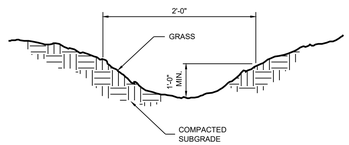


PROPOSED PAVEMENT SCHEDULE	
1	COMPACTED SUBGRADE - 100% OPTIMUM DENSITY IN FILL AREAS - PROOF-ROLL w/HEAVILY LOADED PNEUMATIC TIRE VEHICLE
2	8" CRUSHED STONE BASE
3	2" ASPHALTIC CONCRETE BINDER
4	2" ASPHALTIC CONCRETE SURFACE

TYPICAL ROADWAY SECTION 1

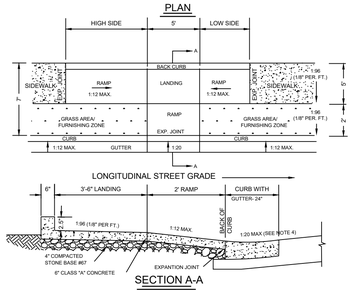


CURB AND GUTTER 2



1. TO BE INSTALLED BY HOME BUILDER WHERE SHOWN ON C-3.0

BUILDER LOT LINE SWALE 3

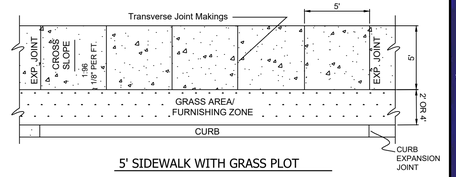


GENERAL NOTES

1. Ramp shall be flush with the gutter or edge of pavement.
2. Cross slope ok landing and of sidewalk shall not exceed 1:48 (vertical:horizontal)
3. Surface texture of the curb ramp shall be stable, firm, and slip-resistant. The surface shall be coarse broomed finish transverse to the slope of the ramp.
4. The normal gutter slope of 1:12 (vertical:horizontal) shall be reduced to 1:20 (vertical:horizontal) at the ramp when the curb and gutter is poured before the ramp, or the gutter at the ramp must be cut out, removed, and repoured when the ramp is poured.
5. Back curb height along ramp shall transition from 0 inches at expansion joints to 2.5 inches at landing and shall be a constant height of 2.5 inches through landing. Cross slope (back to front) of top of back curb shall be the same as sidwalk cross slope.
6. High side low side ramps shall have a maximun slope of 1:12 (vertical:horizontal) and shall not be required to exceed 8 feet (96 inches) in length.

HANDICAP RAMP 6

NOTE:
1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 30' ON CENTER (MAX.) WITH 1/4" CONTRACTION JOINTS EQUALLY SPACED AT 5' ON CENTER BETWEEN EXPANSION JOINTS. JOINTS IN SIDEWALK TO BE IN LINE WITH JOINTS IN CURB AND GUTTER.



5' SIDEWALK WITH GRASS PLOT

GENERAL NOTES

1. Sidewalks shall be a minimum of 4 inches in thickness and maintain a minimum of 3 feet clearance through the path of travel.
2. Maximum cross slope for sidewalks shall not exceed 1:48 (vertical:horizontal).
3. Sidewalks shall be constructed of white concrete.
4. 1/2" Expansion joints material shall be placed between curb and gutter and drainage inlets.

STANDARD 4' SIDEWALK DETAIL 5

WAMBLE & ASSOCIATES, P.L.L.C.
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216 Centerview Dr., Ste 180
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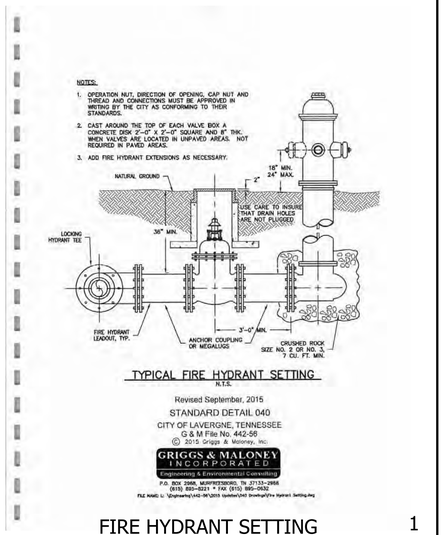
SITE DETAILS

314 Old Nashville Highway
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
FOR
Amgad & Amin Zakher

JAMES D. WAMBLE
REGISTERED ENGINEER
LICENSE NUMBER
115010
STATE OF TENNESSEE
04/28/2025

REVISIONS:

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-6.1



TYPICAL FIRE HYDRANT SETTING

N.T.S.

Revised September, 2015

STANDARD DETAIL 040

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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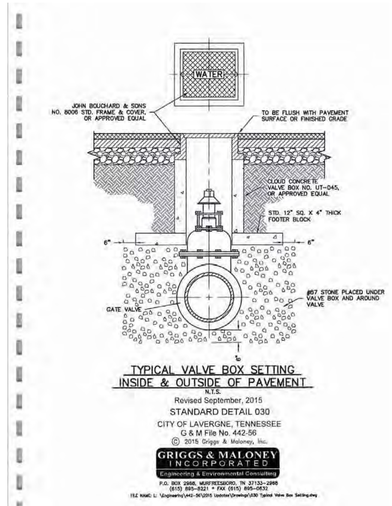
(615) 893-8221 * FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updates\Dwg\Fire Hydrant Setting.dwg

FIRE HYDRANT SETTING 1



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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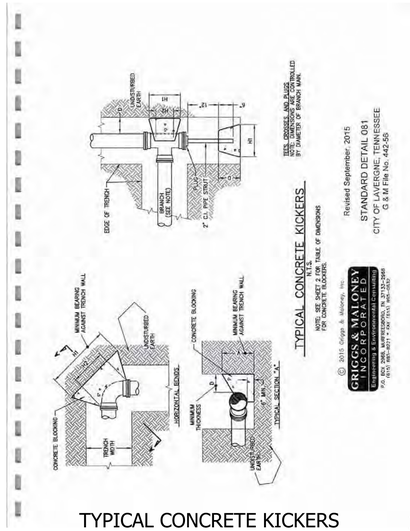
FILE NAME: L:\Engineering\442-56\2015 Updates\Dwg\#30 Typical Valve Box Setting.dwg

VALVE BOX SETTING 2



TYPICAL CONCRETE KICKERS

N.T.S.

NOTE: SEE SHEET 2 FOR TABLE OF DIMENSIONS

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STANDARD DETAIL 081

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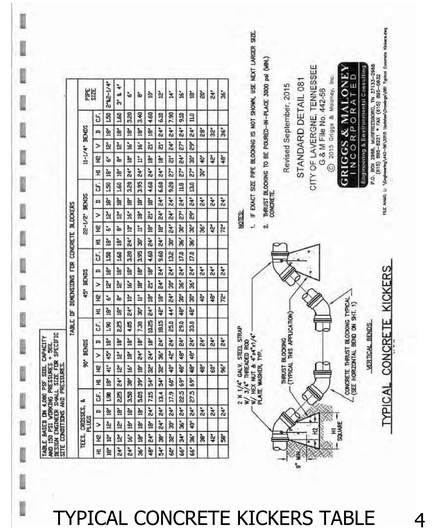
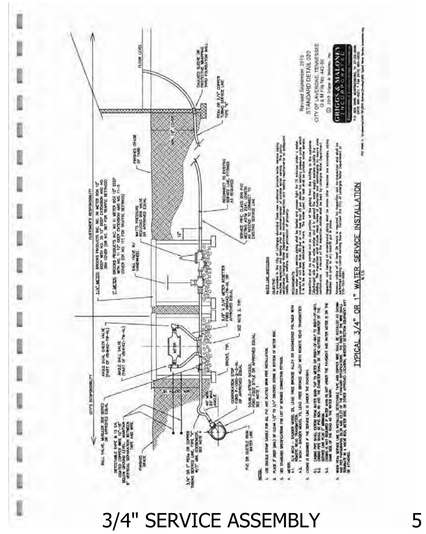
FILE NAME: L:\Engineering\442-56\2015 Updates\Dwg\#30 Typical Concrete Kickers.dwg

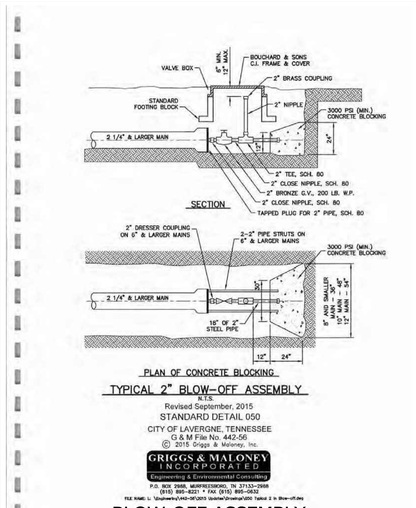
TYPICAL CONCRETE KICKERS 3



TYPICAL CONCRETE KICKERS TABLE 4



3/4" SERVICE ASSEMBLY 5



TYPICAL 2" BLOW-OFF ASSEMBLY

N.T.S.

Revised September, 2015

STANDARD DETAIL 050

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FILE NAME: L:\Engineering\442-56\2015 Updates\Dwg\#30 Typical 2 in Blow-off.dwg

BLOW-OFF ASSEMBLY 6

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WATER DETAILS

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

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JAMES D. WAMBLE
REGISTERED
PROFESSIONAL
ENGINEER
NO. 0142
STATE OF TENNESSEE
04/28/2025

REVISIONS:

DATE: April 28, 2025

W&A NO.: 1092-0124

SHEET NUMBER:

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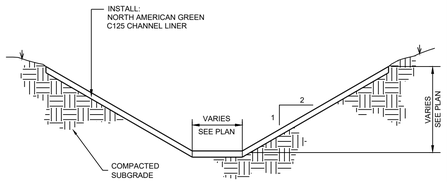
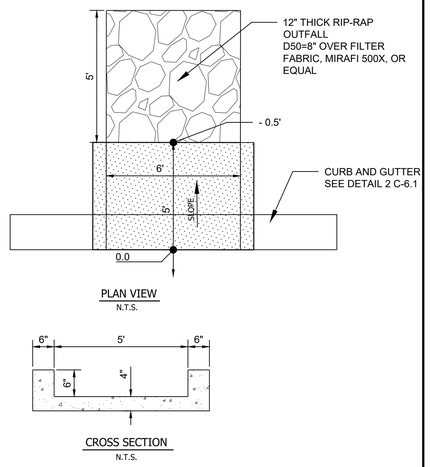
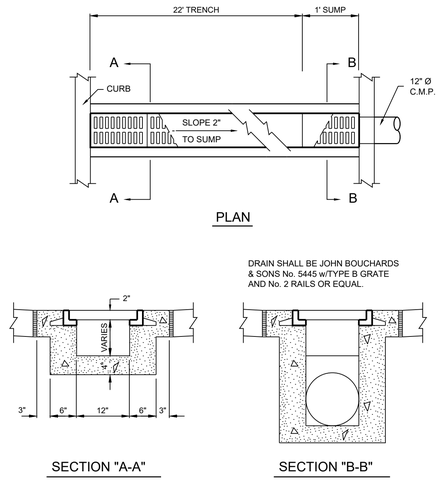


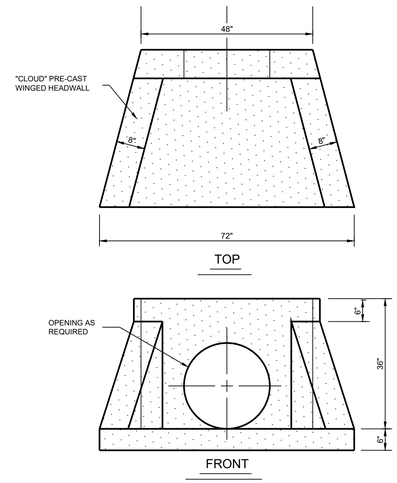
FLAT BOTTOM DITCH
WITH CHANNEL LINER 1



CURB OPENING 2



TRENCH DRAIN 3



PRECAST CONCRETE END SECTION 4

STORM MANHOLE 5

7

WAMBLE & ASSOCIATES, P.L.L.C.
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Land Planning
216 Centerview Dr., Ste 180
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615.251.9555

STORM WATER DETAILS

314 Old Nashville Highway
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
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Amgad & Amin Zakher

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PROFESSIONAL
ENGINEER
04/28/2025
NO. 0142
STATE OF TENNESSEE

REVISIONS:

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-6.3

Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 9. **Item Title: Final Plat - The Retreat at Finch Branch, Section 4 - 38 Lots on 16.91 Acres. Requested by SEC, Inc. Property located on Greenwood Dr. (Tax Map 17L, Group A, 8.08). R-2 (Medium Density Residential) Zoning District. Property owned by Finch Branch Building Group, LLC.**

Reviewed By:
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer

Summary:
On behalf of their client, SEC, Inc. is requesting approval of the final plat for The Retreat at Finch Branch, Sec. 4 located on 17 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-2.

The property is located off Greenwood Drive. The proposed layout shows 38 new lots with common areas. The common area is 4.88 acres and the residential lots comprise the remaining acreage. Also shown is the new extensions of streets, including Shiloh Drive and Spring Street. Then Purplefinch Court will also be extended.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Provide LTMA and LTMP
2. Add the following note: The Long-Term Maintenance Agreement for the stormwater facilities serving as shown hereon have been recorded in Record Book XX, Page XX, RORCT.
3. For performance bond estimate, use $210,026.46 as the media cost of the three quotes.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

1. There are many references to Bk and Pg that are left blank throughout the document. All must be complete.
2. (Sheet 3 of 3) Fire hydrants are shown between lots 192/193 and between lots 196/197. Is this correct?

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

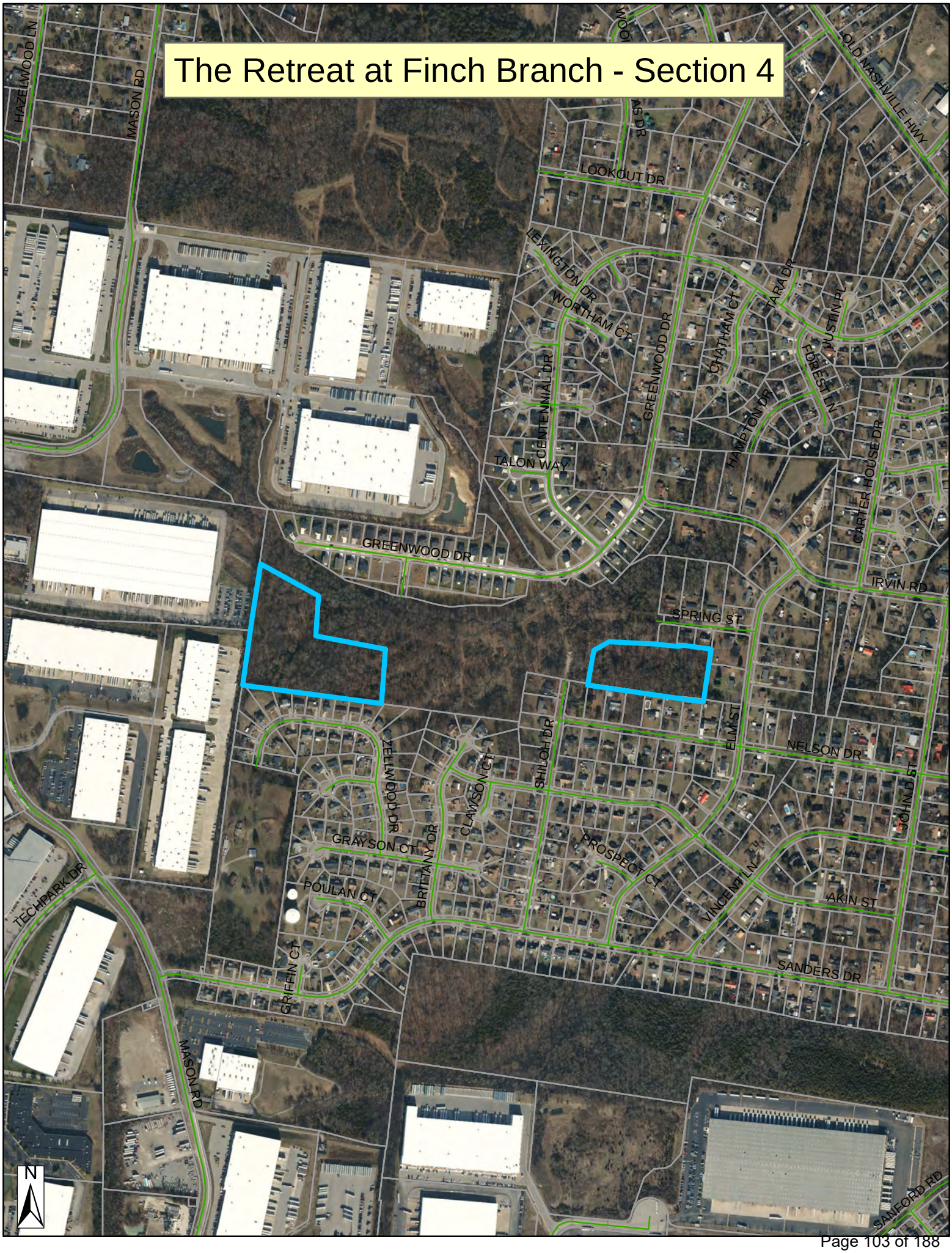
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)

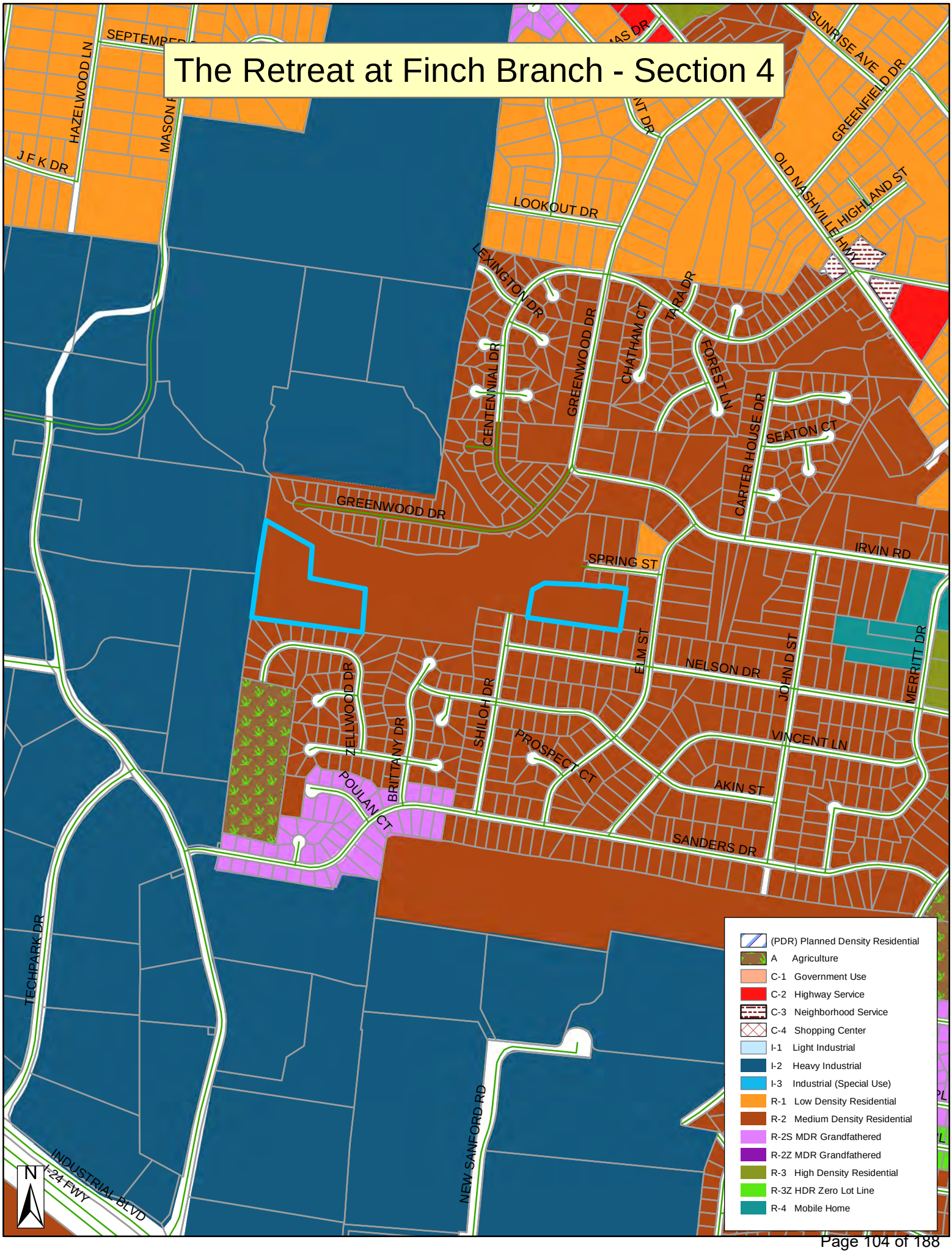
No comments.

Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

The Retreat at Finch Branch - Section 4
JACKSON CT
CENTENNIAL DR
GREENWOOD DR
TALON WAY
IRVIN RD
GREENWOOD DR
SPRING ST
NELSON DR
FRUITLAND CT
ZELLWOOD DR
CLAWSON CT
AKIN ST
SHILOH DR
GRAYSON CT
BRITTANY DR
PROSPECT CT
ELM ST
POULAN CT
SANDERS DR
VINCENT LN
N


The Retreat at Finch Branch - Section 4
HAZELWOOD LN
MASON RD
OLD NASHVILLE HWY
LOOKOUT DR
LEXINGTON DR
WORTHAM CT
GREENWOOD DR
CHATHAM CT
TARA DR
JUSTIN PL
FOREST LN
CENTENNIAL DR
TALON WAY
HAMPTON DR
CARTER HOUSE DR
GREENWOOD DR
IRVIN RD
SPRING ST
ELM ST
NELSON DR
SHILOH DR
ZELLWOOD DR
CLAWSON CT
BRITTANY DR
GRAYSON CT
POULAN CT
PROSPECT CT
VINCENT LN
AKIN ST
SANDERS DR
TECHPARK DR
GRIFFIN CT
MASON RD
SANFORD RD
N


The Retreat at Finch Branch - Section 4
HAZELWOOD LN
J F K DR
MASON
LOOKOUT DR
SUNRISE AVE
GREENFIELD DR
OLD NASHVILLE HIGHLAND ST
LEXINGTON DR
CENTENNIAL DR
GREENWOOD DR
CHATHAM CT
TARA DR
FOREST LN
CARTER HOUSE DR
SEATON CT
IRVIN RD
SPRING ST
ELM ST
NELSON DR
JOHN D ST
MERRITT DR
VINCENT LN
AKIN ST
SANDERS DR
PROSPECT CT
SHILOH DR
BRITTANY DR
ZELLWOOD DR
POULAN CT
TECHPARK DR
INDUSTRIAL BLVD
I-24 FWY
NEW SANFORD RD
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

The Retreat
at
Finch Branch

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 38 LOTS OF RECORD, AND TO RECORD EASEMENTS AS SHOWN.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 DERIVED USING THE T.D.O.T. TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) CONSISTING OF MULTIPLE REFERENCE STATIONS TIED TO NAD83 (2011).
3. THIS PORTION OF THE PROPERTY LIES WITHIN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 47149C0015 J, EFFECTIVE DATE MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL..
5. PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
6. IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
7. PROPERTY IS CURRENTLY ZONED R-2. MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 35 FT. / SIDE = 10 FT. / REAR = 20 FT.
8. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
9. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
10. THIS SURVEYOR MAKES NO GUARANTEE TO THE LOCATION, SIZE, AND/OR MATERIALS USED FOR WATER, SEWER, STORM LINES, AND/OR ANY OTHER UTILITIES SHOWN HEREON. THESE ITEMS ARE SHOWN FOR REFERENCE AND ILLUSTRATIVE PURPOSE ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE. PLEASE REFER TO APPROVED CONSTRUCTION PLANS AND THE CORRESPONDING UTILITY PROVIDER FOR LOCATION, SIZE, AND/OR RESTRICTIONS.
11. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER #, PAGE #, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____

RECORD BOOK 2476, PAGE 1561 (OWNER NAME, TITLE)
FINCH BRANCH BUILDING GROUP, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS "CATEGORY IV" SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND APPLICATIONS SET BY RULE 0820-03-.07 OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE SURVEY WAS PERFORMED USING DUAL FREQUENCY REAL TIME KINEMATICS (RTK) GLOBAL POSITIONING SYSTEM (GPS), AND THE HORIZONTAL AND VERTICAL POSITIONAL ACCURACY DOES NOT EXCEED ±0.05' BASED ON A 95% CONFIDENCE LEVEL. SURVEY DATE: 04-2020 DATUM: NAD 83 (2011), EPOCH 2010 GEOID MODEL I2B COMBINED SCALE FACTOR: 0.99995263475460 (GROUND TO GRID). I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATION OF THE CITY ENGINEER

SEC, INC.

DATE 4/28/25 David A. Parker
REGISTERED LAND SURVEYOR

TENN. R.L.S. NO. 2381

DAVID A. PARKER — REGISTERED LAND SURVEYOR — AGRICULTURE — ENGINEERING — LAND DEVELOPMENT — SURVEYING — TENNESSEE — NO. 2381

REVIEW PURPOSES ONLY

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RETREAT AT FINCH BRANCH, SECTION 3" HAS\HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "THE RETREAT AT FINCH BRANCH, SECTION 3" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

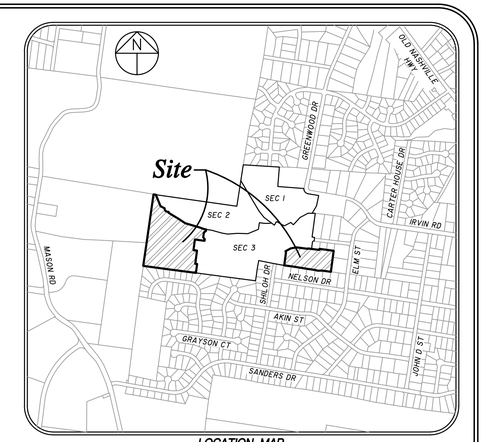
I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____

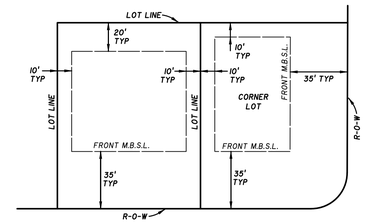
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ _____
SECRETARY, PLANNING COMMISSION



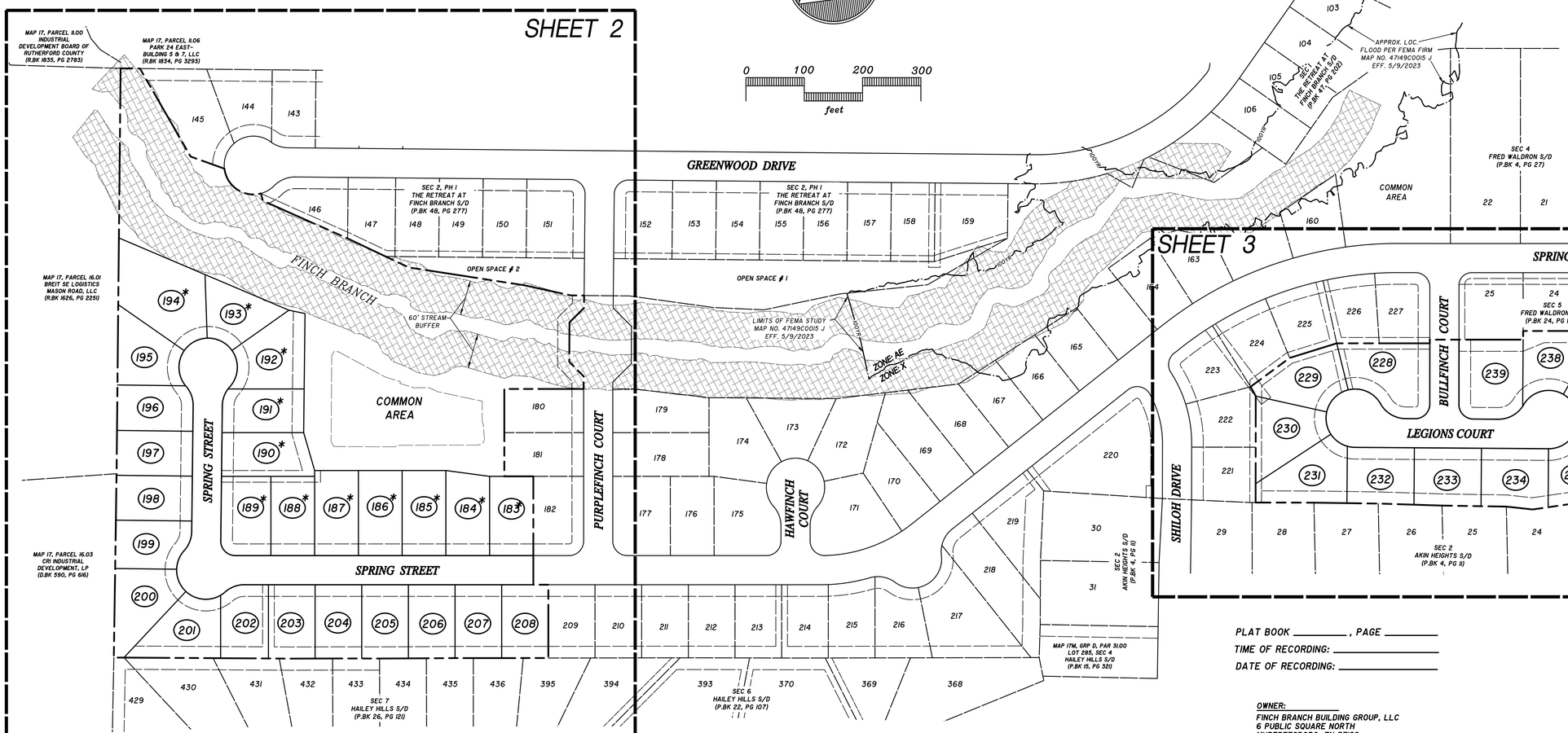
LOCATION MAP
N.T.S.

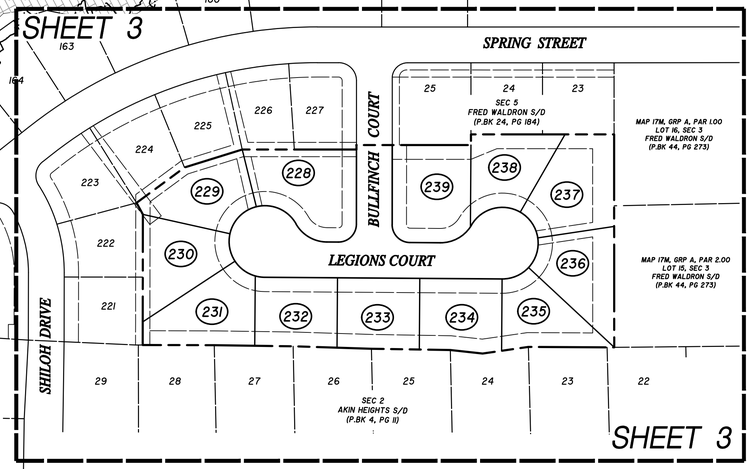


TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

north

0 100 200 300
feet





LOT AREAS

LOT	SQ. FEET	ACRES
183	10,200	0.234
184	10,575	0.243
185	10,950	0.251
186	10,950	0.251
187	10,950	0.251
188	10,200	0.234
189	11,487	0.264
190	11,331	0.260
191	10,412	0.239
192	13,052	0.300
193	10,043	0.231
194	19,312	0.443
195	10,970	0.252
196	10,012	0.230
197	10,014	0.230
198	10,021	0.230
199	10,023	0.230
200	12,184	0.280
201	12,275	0.282
202	10,109	0.232
203	10,137	0.233
204	10,129	0.233
205	10,123	0.232
206	10,092	0.232
207	10,075	0.231
208	10,067	0.231
228	15,932	0.366
229	11,651	0.267
230	11,815	0.271
231	12,602	0.289
232	11,102	0.255
233	11,360	0.261
234	11,646	0.267
235	10,459	0.240
236	12,083	0.277
237	14,139	0.325
238	10,863	0.249
239	14,546	0.334
Total	433,890	9.961

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

OWNER:
FINCH BRANCH BUILDING GROUP, LLC
6 PUBLIC SQUARE NORTH
MURFREESBORO, TN 37129
MAP 17L, GROUP A, PARCEL 8.08
R.BK. 2476, PG. 1561 R.O.R.C., TN

SITE DATA:
TOTAL AREA = 16.907 ± ACRES
AREA IN RIGHT-OF-WAY = 2.067 ± ACRES
AREA IN COMMON AREA = 4.879 ± ACRES
NO. OF LOTS = 38
MINIMUM LOT SIZE = 10,000 SQ.FT.
MINIMUM LOT WIDTH AT BUILDING SETBACK = 75 FT.
ZONING = R-2

LEGEND
- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- FH — 8"W — WATER LINE w/FIRE HYD.
- 8"SS — SEWER LINE w/MANHOLE

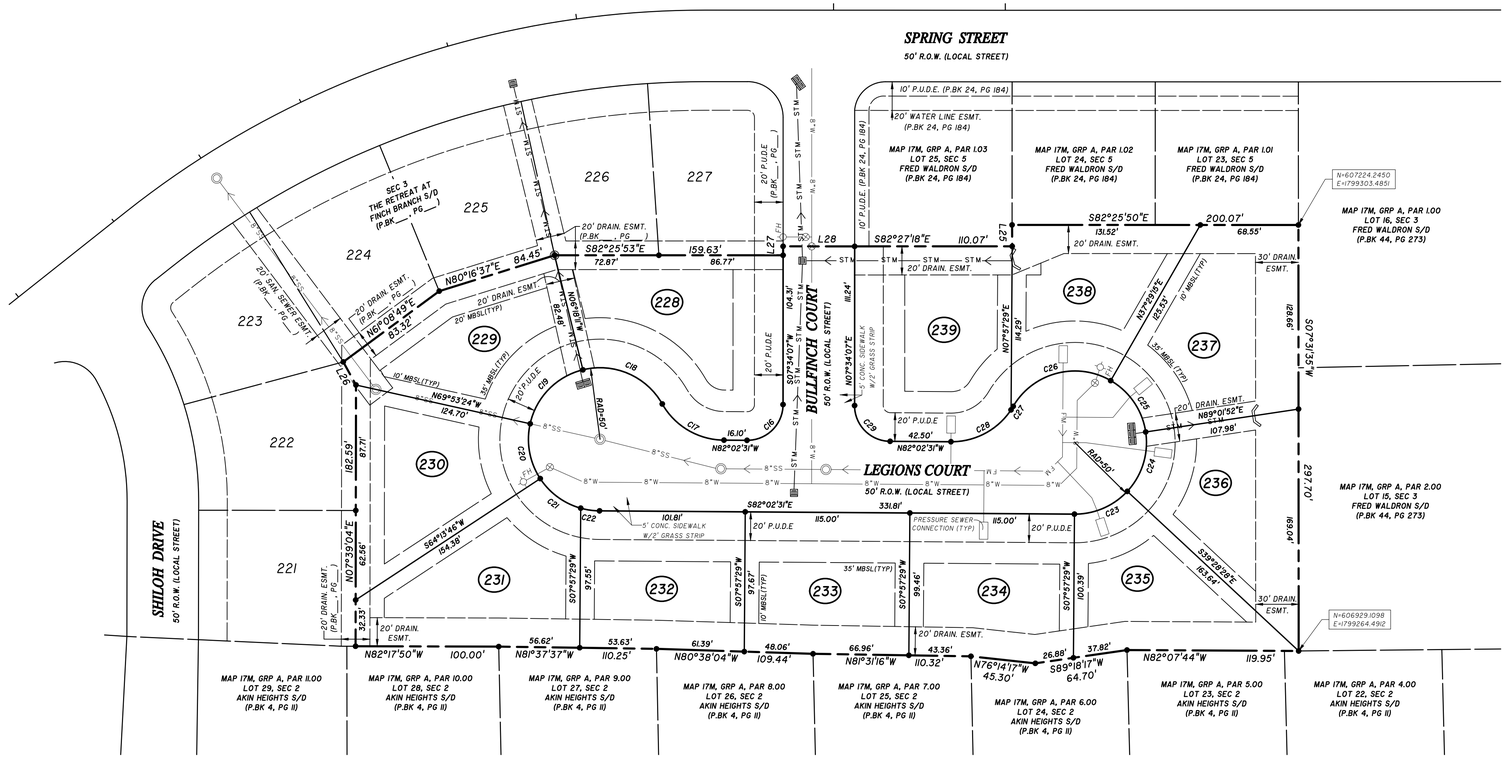
FINAL PLAT

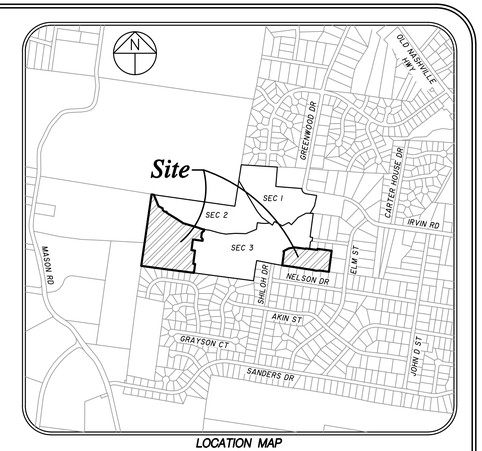
Section 4
The Retreat at Finch Branch
SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc.
WWW.SEC-CIVIL.COM
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
20066.22	4-28-25 REV.:	RFB_Sec3-FinalPlat	JDG	1" = 100'	1 OF 3





LOCATION MAP
N.T.S.

LINE DATA

LINE	BEARING	DISTANCE
L1	N82°28'58"W	36.92'
L2	N82°28'58"W	80.00'
L3	N82°28'58"W	1.30'
L4	N82°45'43"W	47.93'
L5	N82°44'09"W	30.77'
L6	N82°44'09"W	49.49'
L7	N82°24'54"W	30.51'
L8	N82°24'54"W	50.03'
L9	N82°37'05"W	29.97'
L10	N82°37'05"W	40.39'
L11	N82°06'41"W	21.08'
L12	N82°06'03"W	18.53'
L13	N82°06'03"W	82.00'
L14	N82°06'03"W	12.89'
L15	N82°08'01"W	17.33'
L16	S07°19'26"E	12.92'
L17	S8°54'13"E	23.28'
L18	S08°05'47"W	21.33'
L19	S52°52'07"W	35.10'
L20	S37°07'53"E	35.06'
L21	S07°33'35"W	21.64'
L22	S82°26'27"E	25.79'
L23	S07°33'33"W	10.00'
L24	S82°26'27"E	25.25'
L25	N07°18'21"E	14.95'
L26	N82°22'32"W	18.41'
L27	N07°34'07"E	6.25'
L28	S82°25'53"E	50.00'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°39'24"	39.56'	N37°06'45"W	35.56'
C2	50.00'	39°47'32"	31.38'	N26°18'36"E	30.87'
C3	50.00'	5°27'12"	4.76'	N46°53'55"E	4.76'
C4	50.00'	77°22'15"	67.52'	N10°56'24"E	62.50'
C5	50.00'	56°38'19"	49.43'	N56°03'53"W	47.44'
C6	50.00'	53°01'0"	46.40'	S69°01'52"W	44.75'
C7	50.00'	74°16'47"	64.82'	S05°18'24"W	60.38'
C8	50.00'	1°21'36"	1.19'	S32°30'49"E	1.19'
C9	50.00'	41°24'55"	36.14'	S12°29'21"E	35.36'
C10	50.00'	41°24'55"	36.14'	S28°55'14"W	35.36'
C11	50.00'	40°13'48"	35.11'	S29°30'37"W	34.39'
C12	50.00'	48°44'09"	42.53'	S14°58'21"E	41.26'
C13	50.00'	73°32'34"	64.19'	S76°06'42"E	59.86'
C14	50.00'	10°58'03"	9.57'	N68°37'39"E	9.56'
C15	50.00'	41°24'55"	36.14'	N76°51'16"E	35.36'
C16	25.00'	90°23'22"	39.44'	S32°45'48"W	35.48'
C17	50.00'	60°00'00"	52.36'	N52°02'31"W	50.00'
C18	50.00'	74°15'40"	64.81'	N59°10'21"W	60.36'
C19	50.00'	63°35'13"	55.49'	S51°54'12"W	52.69'
C20	50.00'	49°52'50"	40.04'	S02°49'49"E	38.98'
C21	50.00'	40°58'52"	35.76'	S46°15'40"E	35.01'
C22	50.00'	15°17'25"	13.34'	S74°23'48"E	13.30'
C23	50.00'	47°25'57"	41.39'	N74°14'31"E	40.22'
C24	50.00'	5°29'40"	44.94'	N24°46'42"E	43.44'
C25	50.00'	5°29'40"	44.94'	N26°42'58"W	43.44'
C26	50.00'	89°34'43"	78.17'	S82°44'51"W	70.45'
C27	50.00'	3°15'55"	2.85'	S39°35'27"W	2.85'
C28	50.00'	56°44'05"	49.51'	S69°35'27"W	47.51'
C29	25.00'	89°36'38"	39.10'	N37°14'12"W	35.23'
C30	50.00'	98°15'53"	85.75'	S48°11'29"E	75.62'

LOT AREAS

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183	10,200	0.234
184	10,575	0.243
185	10,950	0.251
186	10,950	0.251
187	10,950	0.251
188	10,200	0.234
189	11,487	0.264
190	11,333	0.260
191	10,412	0.239
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- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
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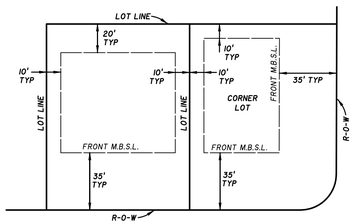
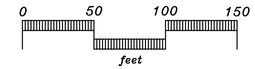
- 8"SS—— SEWER LINE w/MANHOLE



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.



PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT

OWNER:
FINCH BRANCH BUILDING GROUP, LLC
6 PUBLIC SQUARE NORTH
MURFREESBORO, TN 37129
MAP 17L, GROUP A, PARCEL 8.08
R.BK. 2476, PG. 1561 R.O.R.C., TN

SITE DATA:
TOTAL AREA = 16.907 ± ACRES
AREA IN RIGHT-OF-WAY = 2.067 ± ACRES
AREA IN COMMON AREA = 4.879 ± ACRES
NO. OF LOTS = 38
MINIMUM LOT SIZE = 10,000 SQ.FT.
MINIMUM LOT WIDTH AT BUILDING SETBACK = 75 FT.
ZONING = R-2

REVIEW PURPOSES ONLY

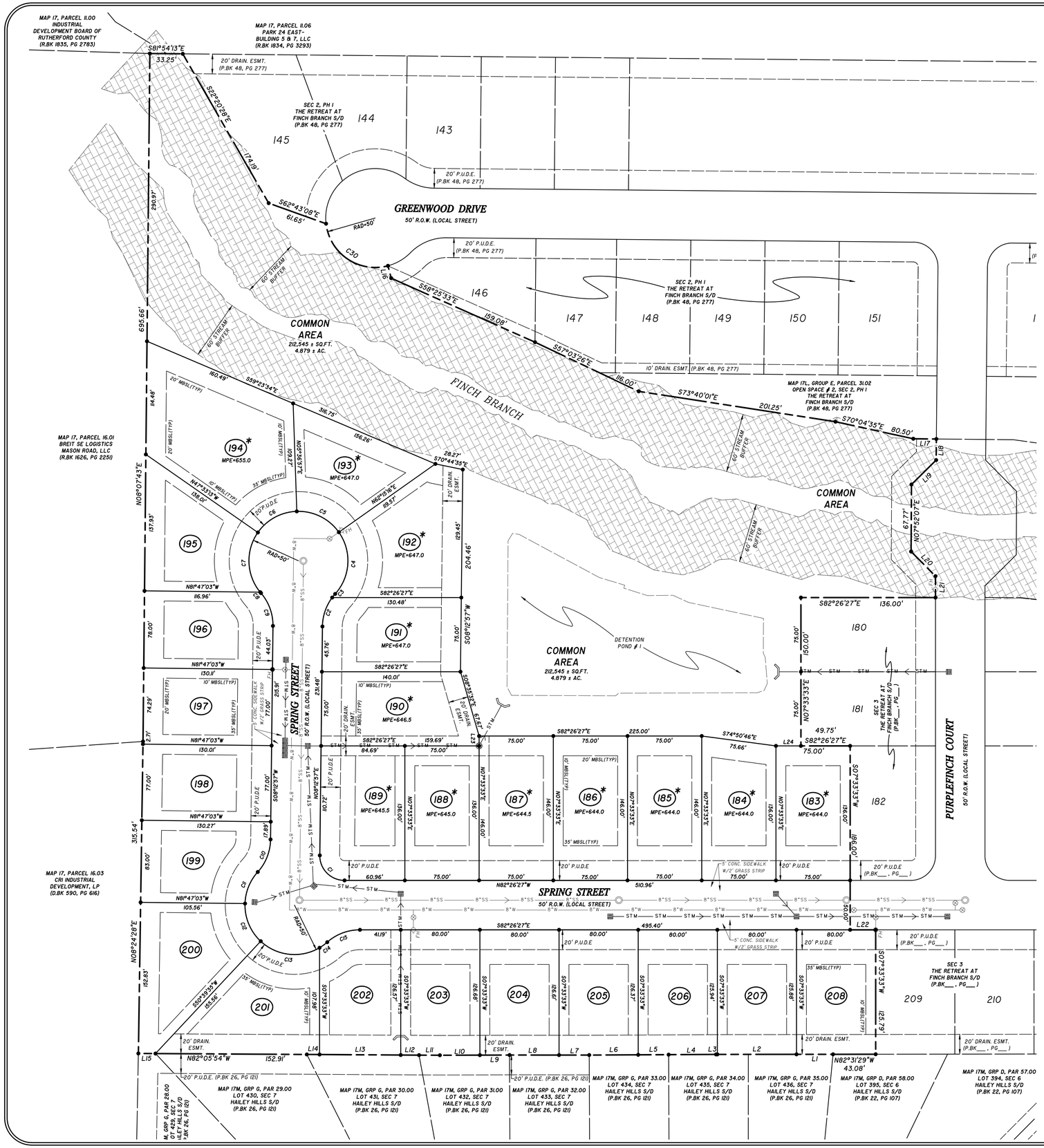
DAVID A. PARKER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2351

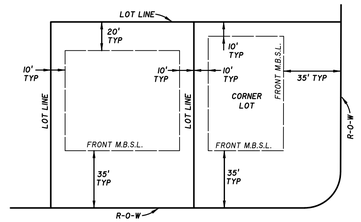
Section 4
The Retreat at Finch Branch
SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

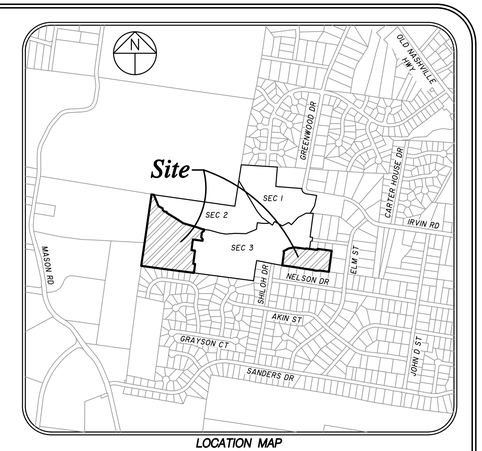
SEC, Inc.
WWW.SEC-CIVIL.COM
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
20066.22	4-28-25	RFB_Sec3-FinalPlat	JDG	1" = 50'	2 OF 3
	REV.:				





TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.



LOCATION MAP
N.T.S.

LOT AREAS

LOT	SQ. FEET	ACRES
I83	10,200	0.234
I84	10,575	0.243
I85	10,950	0.251
I86	10,950	0.251
I87	10,950	0.251
I88	10,200	0.234
I89	11,487	0.264
I90	11,333	0.260
I91	10,412	0.239
I92	13,052	0.300
I93	10,043	0.231
I94	19,312	0.443
I95	10,970	0.252
I96	10,012	0.230
I97	10,014	0.230
I98	10,021	0.230
I99	10,023	0.230
200	12,184	0.280
201	12,275	0.282
202	10,109	0.232
203	10,137	0.233
204	10,129	0.233
205	10,123	0.232
206	10,092	0.232
207	10,073	0.231
208	10,057	0.231
228	15,932	0.366
229	11,651	0.267
230	11,815	0.271
231	12,602	0.289
232	11,102	0.255
233	11,360	0.261
234	11,646	0.267
235	10,459	0.240
236	12,083	0.277
237	14,139	0.325
238	10,863	0.249
239	14,546	0.334
Total	433,890	9.961

LINE DATA

LINE	BEARING	DISTANCE
L1	N82°28'58"W	36.92'
L2	N82°28'58"W	80.00'
L3	N82°28'58"W	1.30'
L4	N82°45'43"W	47.93'
L5	N82°44'09"W	30.77'
L6	N82°44'09"W	49.49'
L7	N82°24'54"W	30.51'
L8	N82°24'54"W	50.03'
L9	N82°37'05"W	29.97'
L10	N82°37'05"W	40.39'
L11	N82°06'41"W	21.09'
L12	N82°06'03"W	18.53'
L13	N82°06'03"W	82.00'
L14	N82°06'03"W	12.89'
L15	N82°08'01"W	17.33'
L16	S07°19'26"E	12.92'
L17	S8°54'13"E	23.28'
L18	S08°05'47"W	21.33'
L19	S52°52'07"W	35.10'
L20	S37°07'53"E	35.06'
L21	S07°33'35"W	21.64'
L22	S82°26'27"E	25.73'
L23	S07°33'33"W	10.00'
L24	S82°26'27"E	25.25'
L25	N07°18'21"E	14.95'
L26	N27°22'32"W	18.41'
L27	N07°34'07"E	6.25'
L28	S82°25'53"E	50.00'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°39'24"	39.56'	N37°06'45"W	35.56'
C2	50.00'	35°57'22"	31.38'	N26°9'38"E	30.87'
C3	50.00'	5°27'12"	4.76'	N46°53'55"E	4.76'
C4	50.00'	77°22'15"	67.52'	N10°56'24"E	62.50'
C5	50.00'	56°38'19"	49.43'	N56°03'53"W	47.44'
C6	50.00'	53°10'10"	46.40'	S69°01'52"W	44.75'
C7	50.00'	74°16'47"	64.82'	S05°18'24"W	60.38'
C8	50.00'	1°37'58"	1.91'	S32°50'49"E	1.91'
C9	50.00'	41°24'55"	36.14'	S12°29'21"E	35.36'
C10	50.00'	41°24'55"	36.14'	S29°55'14"W	35.36'
C11	50.00'	40°15'49"	35.11'	S29°50'37"W	34.39'
C12	50.00'	48°44'09"	42.53'	S14°58'21"E	41.26'
C13	50.00'	73°32'34"	64.18'	S76°06'42"E	59.86'
C14	50.00'	10°59'23"	9.57'	N6°37'59"E	9.56'
C15	50.00'	41°24'55"	36.14'	N76°5'16"E	35.36'
C16	25.00'	90°23'22"	39.44'	S52°45'48"W	35.48'
C17	50.00'	60°00'00"	52.36'	N53°02'51"W	50.00'
C18	50.00'	74°0'40"	64.8'	N59°10'21"W	60.36'
C19	50.00'	63°35'13"	55.49'	S5°54'12"W	52.69'
C20	50.00'	45°23'50"	40.04'	S02°49'49"E	38.98'
C21	50.00'	40°58'52"	35.76'	S46°15'40"E	35.01'
C22	50.00'	15°11'25"	13.34'	S74°23'48"E	13.30'
C23	50.00'	47°25'27"	41.39'	N74°14'35"E	40.22'
C24	50.00'	5°29'40"	44.94'	N24°46'42"E	43.44'
C25	50.00'	5°29'40"	44.94'	N26°42'58"W	43.44'
C26	50.00'	89°34'43"	78.17'	S82°44'51"W	70.45'
C27	50.00'	3°15'55"	2.85'	S39°35'27"W	2.85'
C28	50.00'	56°44'05"	49.51'	S69°35'27"W	47.51'
C29	25.00'	89°36'30"	39.10'	N37°14'12"W	35.23'
C30	50.00'	98°15'53"	85.75'	S46°11'29"E	75.62'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- FH 8"W — WATER LINE w/FIRE HYD.
- 8"SS — SEWER LINE w/MANHOLE

REVIEW PURPOSES ONLY

DAVID A. PARKER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2357

north
0 50 100 150
feet

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT

OWNER:
FINCH BRANCH BUILDING GROUP, LLC
6 PUBLIC SQUARE NORTH
MURFREESBORO, TN 37129
MAP I7L, GROUP A, PARCEL 8.08
R.BK. 2476, PG. 1561 R.O.R.C., TN

SITE DATA:
TOTAL AREA = 16.907 ± ACRES
AREA IN RIGHT-OF-WAY = 2.067 ± ACRES
AREA IN COMMON AREA = 4.879 ± ACRES
NO. OF LOTS = 38
MINIMUM LOT SIZE = 10,000 SQ.F.T.
MINIMUM LOT WIDTH AT BUILDING SETBACK = 75 FT.
ZONING = R-2

Section 4
The Retreat at Finch Branch
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PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
20066.22	4-28-25 REV.:	RFB_Sec3-FinalPlat	JDG	1" = 50'	3 OF 3

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE

850 Middle Tennessee Blvd · Murfreesboro, TN 37129 · 615-890-7901 · www.sec-civil.com · Fax 615-895-2567

April 28, 2025

Gary Lide
City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, Tennessee 37086

RE: The Retreat at Finch Branch Sections 3 and 4
Opinion of Probable Cost for City Bonding
SEC No. 20066

Dear Gary,

Below is the Opinion of Cost for Items left to be completed:

1.	3-quotes for pavement average (on site)	$203,475
2.	SEC, Inc. Cost for As-Builts	$5,000
3.	General Erosion Control Maintenance	$10,000
4.	General Water and Sewer Maintenance	$10,000
5.	20% Contingency	$45,695

Total opinion of probable cost = $274,170

If you have any questions or if I may be of further assistance, I can be contacted by phone at 615-890-7901. My email address is **jminer@sec-civil.com**.

Sincerely,

John Miner, P.E.
SEC, Inc.

ESTIMATE

Moseley Paving LLC
1881 Long Hollow Pike
Gallatin, TN 37066
615-477-6132
moseleypaving@gmail.com

BILL TO

Elite Constructors, Inc.
Nashville, TN 37211
270-784-1206
Jay@eliteconstructorstn.com
Curt@eliteconstructorstn.com
Accounting@EliteConstructorstn.com
SITE LOCATION
The Retreat at Finch Branch
Sections 3 & 4
LaVergne, TN

ESTIMATE # 041025
ESTIMATE DATE 04/10/2025

DESCRIPTION	AMOUNT
ASPHALT PAVING SECTIONS 3 & 4 - Approx. 114,386 sqft. - Install 2 inches of B-Modified binder and compact with vibratory roller.	257,369.00
- Install 1.5 inches of surface asphalt and compact with vibratory roller.	223,053.00
** ROCK BASE NOT INCLUDED**	
TOTAL	**$480,422.00**

Signature James Moseley 4/28/2025

Thank you

TERMS & CONDITIONS

Payment Due Upon Completion
Please make check payable to:
Moseley Paving, LLC
PRICING BASED OFF PLANS PROVIDED.
PRICING VALID UNTIL JULY 9TH 2025

Wiregrass Construction Company, Inc.

811 Needham Drive
Smyrna, TN 37167
Contact: **Andy Burton**
Phone: **615-793-2600**
Email: **aburton@wiregrassconstruction.com**

Quote To: Elite Constructors
Contact:

Phone:
Email:

Job Name: Finch Branch Section 3 Topping

Proposal Date: 4/8/2025

Date of Plans: SEC, Inc. 11/18/2024

Quote is good for 30 days.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	
5	Binder Repair Per Ton	1.00	TN	175.00	
	Binder Repair (Per Ton)				**175.00**
10	Tack Coat	8,950.00	SY	0.40	
15	64-22 E Mix 1.5"	800.00	TN	115.00	
20	Mobilization	1.00	LS	4,800.00	
25	Pavement Markings	1.00	LS	1,200.00	
	Base Bid Topping				**101,580.00**

NOTES:

Exclusions:
-Permits, fees, aid to construction, allowances and bond
-Engineering or layout
-Traffic control materials
-Subgrade prep
-Sawcutting
-Testing
-Rock Excavation (Trench or Mass)
-Utility Risers
-Concrete Flatwork including Stone
-Site Signage
-Concrete Curb/Repair
-Base Stone/Repair
-Milling/Dig Out For Repair
-Thermoplastic Pavement Markings

NOTES:
-This proposal shall be made part of the contract and given precedence over the plans, specs and other contract clauses.
-No Safety orientation, safety meetings, safety paperwork, or Drug Testing is included outside what is required by Wiregrass Construction Company, Inc. safety program and employment policy.
-Control is to be provided by Client.
-Drainage of paved areas will not be guaranteed where design slope is less than 1%.
-Not responsible for repairing base, pavement, curbs, sidewalk, handicap ramps, subgrade, or erosion control measures due to

damage caused by other contractors
-Aggregates are quoted as meeting TDOT Specifications unless otherwise noted.
-Wiregrass will not warranty any asphalt failures due to construction traffic.
-It is the responsibility of the Client to locate and notify WCC of any and all underground utilities prior to milling. If damage occurs, the cost of this repair to the utility and/or WCC equipment will be the responsibility of the Client.
-Price includes one paving mobilization. Additional mobilizations will be $3,000 per move-in.
-Proposal is based on +/- 0.5 inch tolerance for aggregate base course and +/- 0.25 inch tolerance per asphalt layer.
-Pricing is firm through December 2025 provided that award is made within 30 days.
-Proposal is Lump Sum. If items are taken out of the scope, Wiregrass reserves the right to re price.
-Proposal is contingent upon acceptance of the terms of the contract.

-Pavement Markings include (4) painted stop bars.

-Binder Repair is a per ton price and will be billed per tons used for repairs. Milling is not included.

-Due to the volatility in the petroleum industry this project has been priced utilizing an asphalt cement (Bituminous Material) escalator/de-escalator. Contract billings will be adjusted when work is performed in a month that the Tennessee Department of Transportation Monthly Bituminous Material Index increases or decreases from the Basic Bituminous Material Index by five (5) percent or more.The Basic Bituminous Material Index for this project is: $600.00 (4/1/2025)

Proposal submitted by:

Andy Burton - Estimator

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry necessary insurance. Our workers are fully covered by Workman's Comp. insurance. All jobs must be started in a timely manner. Any delays will constitute a re-pricing and agreement of new price before commencement.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Should the undersigned fail to pay this indebtedness, or any part thereof, when due, the entire unpaid balance shall become due and payable; in which the undersigned agrees to pay all costs of collecting, including a reasonable attorney's fee, plus a finance charge of 1.5% per month (18% per year from the due date).

ACCEPTED BY:

Print _____

Signature _____

Date _____

Wiregrass Construction Company, Inc.

811 Needham Drive
Smyrna, TN 37167
Contact: **Andy Burton**
Phone: **615-793-2600**
Email: **aburton@wiregrassconstruction.com**

Quote To: Elite Constructors
Contact:

Phone:
Email:

Job Name: Finch Branch Section 4 Topping

Proposal Date: 4/8/2025

Date of Plans: SEC, Inc. 11/18/2024

Quote is good for 30 days.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	
5	Binder Repair Per Ton	1.00	TN	175.00	
	Binder Repair (Per Ton)				**175.00**
10	Tack Coat	5,660.00	SY	0.40	
15	64-22 E Mix 1.5"	500.00	TN	135.00	
20	Mobilization	1.00	LS	4,800.00	
25	Pavement Markings	1.00	LS	1,200.00	
	Base Bid Topping				**75,764.00**

NOTES:

Exclusions:
-Permits, fees, aid to construction, allowances and bond
-Engineering or layout
-Traffic control materials
-Subgrade prep
-Sawcutting
-Testing
-Rock Excavation (Trench or Mass)
-Utility Risers
-Concrete Flatwork including Stone
-Site Signage
-Concrete Curb/Repair
-Base Stone/Repair
-Milling/Dig Out For Repair

NOTES:
-This proposal shall be made part of the contract and given precedence over the plans, specs and other contract clauses.
-No Safety orientation, safety meetings, safety paperwork, or Drug Testing is included outside what is required by Wiregrass Construction Company, Inc. safety program and employment policy.
-Control is to be provided by Client.
-Drainage of paved areas will not be guaranteed where design slope is less than 1%.
-Not responsible for repairing base, pavement, curbs, sidewalk, handicap ramps, subgrade, or erosion control measures due to damage caused by other contractors

-Aggregates are quoted as meeting TDOT Specifications unless otherwise noted.
-Wiregrass will not warranty any asphalt failures due to construction traffic.
-Price includes one paving mobilization. Additional mobilizations will be $3,000 per move-in.
-Proposal is based on +/- 0.5 inch tolerance for aggregate base course and +/- 0.25 inch tolerance per asphalt layer.
-Pricing is firm through December 2025 provided that award is made within 30 days.
-Proposal is Lump Sum. If items are taken out of the scope, Wiregrass reserves the right to re price.
-Proposal is contingent upon acceptance of the terms of the contract.

-Pavement Markings include (2) painted stop bars.

-Binder Repair is a per ton price and will be billed per tons used for repairs. Milling is not included.

-Due to the volatility in the petroleum industry this project has been priced utilizing an asphalt cement (Bituminous Material) escalator/de-escalator. Contract billings will be adjusted when work is performed in a month that the Tennessee Department of Transportation Monthly Bituminous Material Index increases or decreases from the Basic Bituminous Material Index by five (5) percent or more.The Basic Bituminous Material Index for this project is: $600.00 (4/1/2025)

Proposal submitted by:

Andy Burton - Estimator

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry necessary insurance. Our workers are fully covered by Workman's Comp. insurance. All jobs must be started in a timely manner. Any delays will constitute a re-pricing and agreement of new price before commencement.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Should the undersigned fail to pay this indebtedness, or any part thereof, when due, the entire unpaid balance shall become due and payable; in which the undersigned agrees to pay all costs of collecting, including a reasonable attorney's fee, plus a finance charge of 1.5% per month (18% per year from the due date).

ACCEPTED BY:

Print _____

Signature _____

Date _____

P.O. Box 682423, Franklin, Tennessee 37068 P 931 364 6900 F 931 364 4115 volunteerpaving.com

04/23/2025

Elite Constructors
Curt Beyers
curt@eliteconstructorstn.com
667 Wedgewood Ave. Suite C
Nashville, TN 37203

Project: FINCH BRANCH 3 & 4 - FINCH BRANCH 3 & 4 BASE COURSE & TOP COURSE

We are pleased to submit the following scope of work for the Development located in FINCH BRANCH, LAVERGNE, TN. After you have reviewed our proposal, should you have any questions or need any clarifications, please contact me at your convenience.

Description of Work
This quote includes all labor, materials and equipment required for the performance of the following described work.

Item	Description	Qty.	Unit	Unit Price	Ext Price
10	B-M2 (PG64-22) 2"	15,546.000	SY	$ 13.24	$205,829.04
20	D MIX (PG64-22) 1.5"	15,546.000	SY	$ 13.51	$210,026.46
30	PRIME COAT W/ COVER MATERIAL	15,546.000	SY	$ 2.26	$35,133.96
Grand Total:					**$450,989.46**

EXCLUSIONS:
No curb or binder repair
No engineering or survey layout
No permanent signage
No permits, bonds, or fees
No preparation or compaction of subgrade
No striping or signage
No temp Cul-De-Sacs
No testing of subgrade or asphalt materials
No Traffic Control
No utility adjustments

P.O. Box 682423, Franklin, Tennessee 37068 P 931 364 6900 F 931 364 4115 volunteerpaving.com

NOTES:

1. This proposal is good for 30 days.
2. This proposal includes 2 mobilizations (Paving 2). Each additional mobilization will be $2,500.00
3. The proposal requires 2 foot offset stakes with line and grade before mobilization to project.
4. This proposal does not include elevation adjustments to manholes, inlets, valve boxes or any utility unless specified
5. Any change in the scope of work listed above shall be acknowledged in writing by both parties prior to work being performed. Any increase or decrease to the price will be included in the writing.
6. No paving will be performed between December 15th and March 15th without approval / waiver
7. Price above is a mutually agreeable contract between Volunteer Paving, LLC and General Contractor or Developer
8. Payment is due 30 days from invoice date. A 1.5% late fee will be charged monthly on all unpaid balances until full payment has been received.
9. This proposal is based on the TDOT Bituminous Index. The proposal price may be adjusted in accordance with this index based on the change from the month the job was quoted to the month the work was performed. Current Index: $600.00 per ton of liquid AC - April 2025

Submitted by:

Josh Martin
Estimating Manager
Volunteer Paving, LLC

Accepted by: _____
Title: _____
Company: _____
Date: _____

Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 10. **Item Title: Final Plat - Starbucks - Two Lots on 2.26 Acres. Requested by DMG, LLC. Property located at 101 Floyd Mayfield Dr. (Tax Map 14P, Group B, Parcel 4). C-2 (Highway Service) Zoning District. Property owned by Restaurant Retail Properties, LLC.**

Reviewed By:
Gary Lide, City Engineer
Bo Logan, City Planner

Summary:

On behalf of their client, DMG, LLC. is requesting approval of the final plat for Starbucks located on 2.26 acres. The purpose of the plan is to create new commercial development. The property is currently zoned C-2.

The property is located at Floyd Mayfield Drive & Murfreesboro Rd. The proposed layout shows 2 new lots with easements. Lot 1 will be 1.30 acres and Lot 2 will be 0.96 acres.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Private stormwater and drainage easement must be shown including stormwater pond, underground detention, and piping to the Chase Bank property. This easement must provide rights to the Chase Bank site (regardless of future ownership) in perpetuity for the purpose of utilizing the stormwater controls contained on the Starbucks lot to meet the requirements of the Stormwater Management Ordinance. The easement must include both routes by which Chase Bank run-off is traveling through the Strarbucks site to the controls.
2. A Longterm Maintenance Agreement (LTMA) must be completely filled out with the name of the entity who will be responsible for maintaining the stormwater controls serving these two lots. This must include a Longterm Maintenance Plan (LTMP). Contact Alexandra Thompson (615-287-8658 for assistance with these documents). The LTMA/LTMP must be recorded with the Registers Office of Rutherford County Tennessee (RORCT) before the city will sign the plat.
3. Add the following note to the plat: "The Long-Term Maintenance Agreement for the stormwater facilities serving as shown hereon have been recorded in Record Book __, Page __, RORCT." The book and page will be filled in by hand after the recording of the LTMA.
4. Show building setback lines.
5. Provide north arrow and graphic scale on plat in addition to the one shown on the Vicinity Map.
6. State the zoning of the lots.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

1. Show Public Utility Easement per RB373 PG558 to the north of the site. It is critical to know if this easement abuts the property or if there is a separation.

2. Show Water Line Easement per PB 17, PG 169 to the north of the site. It is critical to know if this easement abuts the property or if there is a separation.

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

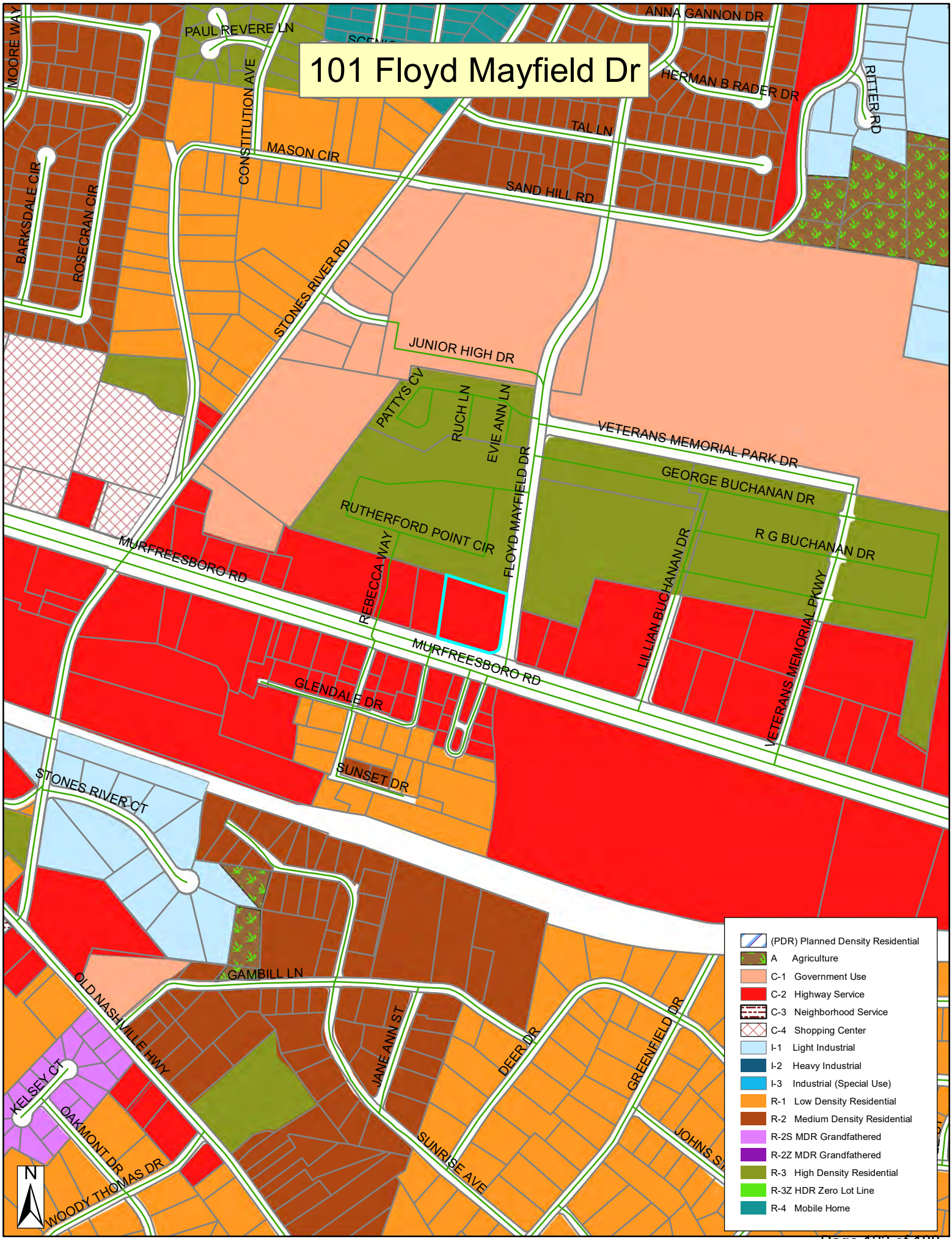
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

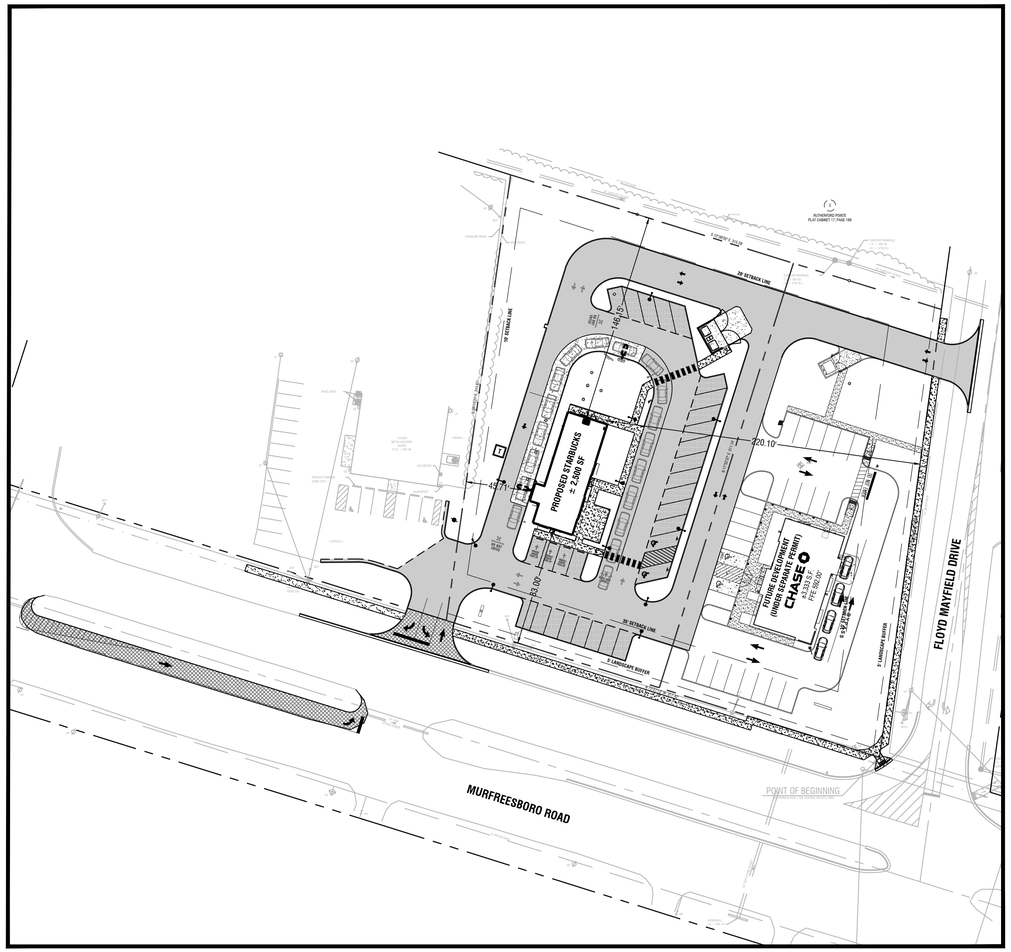
101 Floyd Mayfield Dr
FLOYD MAYFIELD DR
MURFREESBORO RD
MURFREESBORO RD
GLENDALE DR
WALDRON CIR
N

101 Floyd Mayfield Dr
JUNIOR HIGH DR
PATTYS
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
FLOYD MAYFIELD DR
RUTHERFORD POINT CIR
REBECCA WAY
MURFREESBORO RD
MURFREESBORO RD
LILLIAN BUCHANAN DR
MALDRON CIR
GLENDALE DR
SUNSET DR
SUNRISE AVE
N


101 Floyd Mayfield Dr
MOORE WAY
PAUL REVERE LN
ANNA GANNON DR
HERMAN B RADER DR
RITTER RD
CONSTITUTION AVE
MASON CIR
TAL LN
SAND HILL RD
BARKSDALE CIR
ROSECRAN CIR
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
FLOYD MAYFIELD DR
RUTHERFORD POINT CIR
R G BUCHANAN DR
MURFREESBORO RD
REBECCA WAY
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
GLENDALE DR
SUNSET DR
STONES RIVER CT
GAMBILL LN
OLD NASHVILLE HWY
JANE ANN ST
DEER DR
GREENFIELD DR
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
SUNRISE AVE
JOHNS ST
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

SITE PLAN REVIEW
FOR
PROPOSED STARBUCKS
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TENNESSEE

SITE DATA TABLE		
CITY:	LA VERGNE	
COUNTY:	RUTHERFORD	
STATE:	TENNESSEE	
COUNCIL DISTRICT:	N/A	
ADDRESS:	101 FLOYD MAYFIELD DRIVE	
PARCEL ID:	014P-B-004.00-000	
SUBDIVISION:	NONE	
ZONING CLASSIFICATION:	C-2 (HIGHWAY SERVICE)	
SURROUNDING ZONING:	C-2 (HIGHWAY SERVICE) / R-3 (HIGH-DENSITY RESIDENTIAL)	
TOTAL ACREAGE OF SITE:	2.26 ± ACRES (98,406 ± SF)	
EXISTING LAND USE:	VACANT	
PROPOSED LAND USE:	RESTAURANT W. DRIVE-THRU	
USE PERMITTED:	RESTAURANT W. DRIVE-THRU IS A PERMITTED USE	
PROPOSED BUILDING AREA:	5,833 SF (TOTAL ALL BUILDINGS)	
	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NONE	
MAXIMUM FLOOR AREA RATIO (FAR)	NONE	
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)	NONE	
BUILDING SETBACKS:		
FRONT: (MURFREESBORO ROAD)	35'	83.00'
FRONT: (FLOYD MAYFIELD DRIVE)	35'	220.10'
SIDE:	10'	45.71'
REAR:	20'	146.15'
MAXIMUM BUILDING HEIGHT:	40'	18'-0"
PARKING REQUIREMENTS:		
RESTAURANT: 1 SPACE PER 150 SF GFA, OR 1 SPACE PER EVERY 2.5 SEATS (INCLUDING OUTDOOR SEATING), WHICHEVER GREATER	RESTAURANT (BY GFA): 2,500/150 = 17 SPACES RESTAURANT (BY SEAT): (24 INSIDE, 28 OUTDOOR) 52 SEATS/2.5 = 21 SPACES	29 SPACES PROVIDED



JURISDICTION CONTACT

LAND USE / ZONING
CITY OF LA VERGNE - PLANNING DEPT
5175 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 287-8702

STREET
CITY OF LA VERGNE - STREETS DEPT
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
(615) 793-9891

FIRE MARSHAL
LA VERGNE FIRE DEPT.
283 OLD NASHVILLE HWY
LA VERGNE, TN 37086
(615) 287-5832

GAS
PIEDMONT NATURAL GAS
83 CENTURY BOULEVARD
NASHVILLE, TN 37214
(615) 872-2389

ELECTRIC
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 344-5288

WATER & SEWER
CITY OF LA VERGNE - CITY UTILITIES
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 793-9891

CIVIL
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
615.227.5863
dabbey@dmgnashville.com

LANDSCAPE ARCHITECT
KITA DESIGNS
521 TOBYLYNN DRIVE
NASHVILLE, TN 37211
408.835.7003
kyle@kitadesign.com

OWNER/DEVELOPER
RESTAURANT RETAIL PROPERTIES, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

ARCHITECTURE
MJM ARCHITECTURE
2948 SIDCO DRIVE
NASHVILLE, TN 37204
615.244.8170
j.thomas@mjmarch.com

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

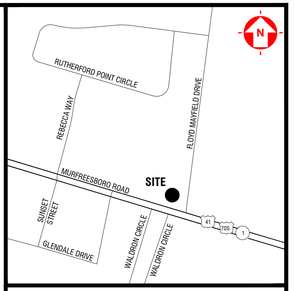
AS NOTED

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

INDEX OF DRAWINGS

C0.0 COVER SHEET
-- BOUNDARY SURVEY
C1.0 GENERAL NOTES
C2.0 EROSION & SEDIMENT CONTROL PLAN - PHASE 1
C2.1 EROSION & SEDIMENT CONTROL PLAN - PHASE 2
C2.2 EROSION CONTROL DETAILS
C3.0 SITE DEMOLITION PLAN
C4.0 SITE LAYOUT PLAN
C5.0 SITE GRADING PLAN
C5.1 DETAILED SITE LAYOUT AND GRADING PLAN
C6.0 SITE UTILITY PLAN
C7.0 SITE DEVELOPMENT DETAILS
C7.1 SITE DEVELOPMENT DETAILS
C7.2 SITE DEVELOPMENT DETAILS
C8.0 ROADWAY PLAN
L-1.1 LANDSCAPE PLAN
L-1.2 LANDSCAPE DETAILS
E202 SITE PHOTOMETRIC PLAN

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10/28/25

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

COVER SHEET

C0.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C0.0_Cov.dwg–Layout1 Apr 28, 2025 – 8:24am MarkAnno

LEGEND

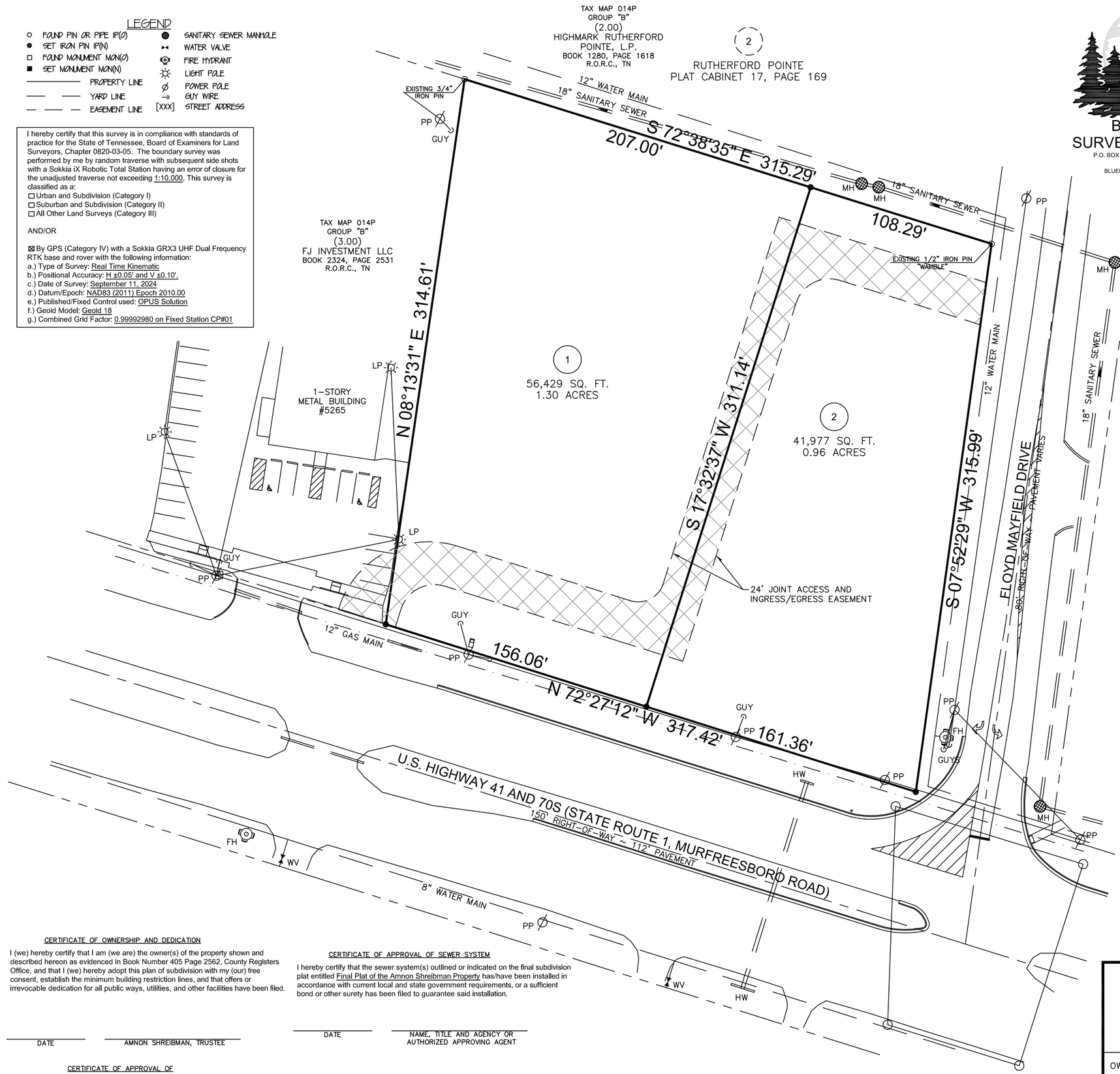
○ FOUND PIN OR PIPE IP(Ø)	◍ SANITARY SEWER MANHOLE
● SET IRON PIN IP(N)	⋈ WATER VALVE
□ FOUND MONUMENT MON(Ø)	FH FIRE HYDRANT
■ SET MONUMENT MON(N)	☼ LIGHT POLE
——— PROPERTY LINE	Ø POWER POLE
—— —— YARD LINE	→ GUY WIRE
— —— — EASEMENT LINE	[XXX] STREET ADDRESS

I hereby certify that this survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was performed by me by random traverse with subsequent side shots with a Sokkia iX Robotic Total Station having an error of closure for the unadjusted traverse not exceeding 1:10,000, This survey is classified as a:

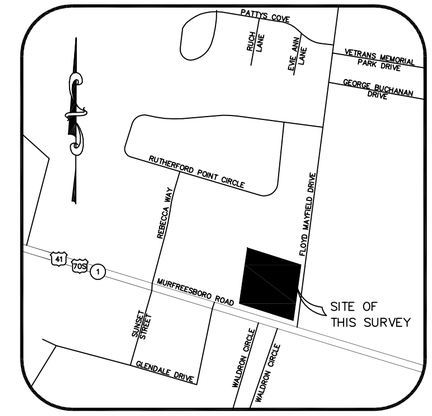
☐ Urban and Subdivision (Category I)
☐ Suburban and Subdivision (Category II)
☐ All Other Land Surveys (Category III)

AND/OR

☒ By GPS (Category IV) with a Sokkia GRX3 UHF Dual Frequency RTK base and rover with the following information:
a.) Type of Survey: Real Time Kinematic
b.) Positional Accuracy: H ±0.05' and V ±0.10'.
c.) Date of Survey: September 11, 2024
d.) Datum/Epoch: NAD83 (2011) Epoch 2010.00
e.) Published/Fixed Control used: OPUS Solution
f.) Geoid Model: Geoid 18
g.) Combined Grid Factor: 0.99992980 on Fixed Station CP#01



SURVEYED BY:
BLUE RIDGE SURVEYING SERVICES
P.O. BOX 8072 GALLATIN, TENNESSEE 37066
CELL (615) 426-4449
BLUERIDGESURVEYING@YAHOO.COM



VICINITY MAP
(N.T.S.)

SURVEYOR'S NOTES:

1. The purpose of this plat is to create two (2) lots.
2. Deed reference: Record Book 405, Page 2562, as recorded in the Register's Office, Rutherford County, Tennessee
3. The total area shown hereon is 2.26± Acres or 98,406± Square feet.
4. This property is currently identified as Parcel 4.00 of Group "B" on Tax Map No. 014P.
5. Bearings based on: Tennessee State Plane (NAD 83).
6. By my review of available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47149C0015J effective date of May 9, 2023. Only an elevation certificate can determine the exact designation. Based on the information above, this property IS NOT in a special flood hazard area.
7. Existing use is vacant. Proposed use is commercial.
8. All corners are 5/8" x 18" iron pin monuments with plastic cap stamped "REIFSCHNEIDER TN 2487" unless otherwise noted.

DEVELOPER

RESTAURANT RETAIL PROPERTIES, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TENNESSEE 37228

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

BRIAN M. REIFSCHNEIDER — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE — COMMERCE — TENNESSEE NO. 2487 — 4/28/2025

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 405 Page 2562, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

DATE _____ AMNON SHREIBMAN, TRUSTEE

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify that: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the LaVergne Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

DATE _____ APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled Final Plat of the Amnon Shreibman Property has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

DATE _____ NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the LaVergne Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

DATE _____ SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Final Plat of the Amnon Shreibman Property has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

DATE _____ NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT

FINAL PLAT
OF THE
AMNON SHREIBMAN PROPERTY
101 FLOYD MAYFIELD DRIVE, 3RD CIVIL DISTRICT
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE

OWNER: AMNON SHREIBMAN, TRUSTEE	SURVEYOR: BLUE RIDGE SURVEYING SERVICES
ADDRESS: P.O. BOX 177 LAVERGNE, TENNESSEE 37086	ADDRESS: P.O. BOX 8072 GALLATIN, TN 37066
TELEPHONE:	TELEPHONE: (615) 426-4449
ACREAGE SUBDIVIDED: 2.26 ACRES	TAX MAP 14P, GROUP "B" PARCEL 4.00
NUMBER OF LOTS: 2	DATE OF SURVEY: SEPTEMBER 19, 2025
SCALE: 1" = 40'	DATE OF DRAWING: APRIL 28, 2025

SITE IMPROVEMENT NOTES:

1. THE SITE LAYOUT IS BASED ON DIMENSIONS AS NOTED.

2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.

5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED OR AS OTHERWISE DIRECTED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT.

6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. WHERE IT BECOMES NECESSARY TO REMOVE EXISTING PAVEMENT, IT SHALL BE ACCOMPLISHED WITH A SAW CUT TO ACHIEVE A SMOOTH TRANSITION.

7. DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.

8. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3,500 PSI CONCRETE.

9. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. ADA ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.

11. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.

12. THE CONTRACTOR SHALL NOT BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

13. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.

14. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.

15. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND STATE DOT STANDARDS AND SPECIFICATIONS.

16. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

17. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING THE SITE UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.

18. ANY DEFICIENCIES WITHIN THE SITE PRIOR TO TOTAL ACCEPTANCE BY THE OWNER MUST BE REPLACED IN KIND PER STANDARD DRAWINGS.

19. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.

20. THE PROPOSED BUILDING SHALL BE LAID OUT PER THE DIMENSIONS PROVIDED ON THE ARCHITECTURAL PLANS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF THE EXTERIOR WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES, OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.

2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE.

4. SAW CUT TO PROVIDE A CLEAN EDGE IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED. THE EXTENT OF PAVEMENT DEMOLITION SHALL BE COORDINATED WITH THE LIMIT OF NEW IMPROVEMENTS ON THE PROPOSED SITE IMPROVEMENT PLANS.

5. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.

6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AND SPECIFICATIONS.

7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND/OR OTHER SUITABLE METHODS AS NEEDED TO CONTROL DUST CAUSED BY THE DEMOLITION WORK.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS AT NO COST TO THE OWNER.

10. SITE LIGHTING DEMOLITION AND LAYOUT SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS.

11. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.

12. EXISTING SHRUBS TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION.

13. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED, INSPECTED, AND ARE PLACED INTO OPERATION.

14. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES WHILE DEMOLISHING EXISTING UTILITY LINES.

SITE GRADING & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.

2. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.

3. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

4. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

5. REMOVE THE TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

6. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED DEBRIS.

7. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

9. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

10. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.

11. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL ENGINEER MAY BE REQUIRED TO REVIEW THE SUITABILITY AS NEEDED. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

12. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.

14. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. IF GROUNDWATER INFILTRATION IS ENCOUNTERED, THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.

15. ALL FILL MATERIAL SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY A GEOTECHNICAL ENGINEER AND COMPACTED TO REQUIREMENTS NOTED IN THE GEOTECHNICAL REPORT. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.

16. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.

17. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.

18. CONTRACTOR SHALL PROVIDE MINIMUM 6" TOPSOIL IN LAWN AREAS. CONTRACTOR SHALL PROVIDE MINIMUM 8" SOIL MIXTURE WITHIN LANDSCAPE BEDS AND ADDITIONAL DEPTH FOR SHRUBS AND TREES PER PLANTING DETAILS.

19. STRIP TOPSOIL FROM ALL CUT & FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL FURNISH & INSTALL ADDITIONAL TOPSOIL IF INSUFFICIENT QUANTITIES EXIST ONSITE.

20. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFIRM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.

21. MULCH & SOD ALL DISTURBED AREAS NO LATER THEN 7 DAYS AFTER FINAL GRADING IS COMPLETED. UNLESS OTHERWISE NOTED HEREON, THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.

22. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

23. ALL CUT/FILL SLOPES SHALL BE 3 HORIZONTAL AND 1 VERTICAL OR FLATTER UNLESS NOTED OTHERWISE HEREON.

24. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL SPECIFIED WITHIN THE GEOTECHNICAL REPORT SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE. ALL FILL MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. ALL MATERIALS SHALL BE PLACED IN LIFTS AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO 95% STANDARD PROCTOR. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.

25. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE ENCOUNTERED OR EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED AND SHALL ALSO REQUIRE APPROVAL FROM THE ENGINEER.

26. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.

27. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.

28. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIALS (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIALS ARE NOT AVAILABLE ONSITE.

SITE UTILITY NOTES:

1. THE SANITARY SEWER SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE (16 GAUGE).

2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED AROUND UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.

3. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.

4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPERATION BETWEEN SANITARY SEWER LINES AND WATER LINES, WHERE THIS CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.

5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE GOVERNING UTILITY COMPANY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.

7. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.

8. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.

9. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE.

10. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...,) TO PRE-CONSTRUCTION CONDITION.

11. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.

12. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY APPROPRIATE GOVERNING UTILITY PROVIDER.

13. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.

14. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA.

15. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS, EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.

16. REPAIR EXISTING SITE FEATURES THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.

17. THE PROPOSED ELECTRIC, GAS, AND TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE APPROPRIATE GOVERNING UTILITY AGENCY BY THE CONTRACTOR.

18. WHERE DRAINAGE OR UTILITY LINES OCCUR IN FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ALL TESTING.

19. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.

20. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.

21. CONTRACTORS FOR PUBLIC WATER AND SEWER WORK MUST BE APPROVED BY THE LOCAL UTILITY AGENCY.

22. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO LOCAL UTILITY AGENCY SPECIFICATIONS.

23. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

24. CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR LOCATION OF ANY ELECTRICAL SERVICE TO THE BUILDING.

25. MAIN LINE WATER & SEWER TAPS WILL BE COORDINATED WITH APPROPRIATE GOVERNING UTILITY PROVIDER.

UTILITY NOTES AND OWNERS

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in reguard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be soley responsible for contacting the utility location service prior to commencing construction.

SEWER
CITY OF LA VERGNE - CITY UTILITIES
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 793-9891

WATER
CITY OF LA VERGNE - CITY UTILITIES
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 793-9891

GAS
PIEDMONT NATURAL GAS
83 CENTURY BOULEVARD
NASHVILLE, TN 37214
(615) 872-2389

ELECTRIC
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 344-5288

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

AS NOTED

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY — REGISTERED PROFESSIONAL ENGINEER — TENNESSEE — 115725 — 4/28/25

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

GENERAL NOTES

C1.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 - Seeley Walls - Commercial Development - 101 Floyd Mayfield Dr - LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne_TN_C1.0_Note.dwg-C1.0 Apr 26, 2025 - 12:30pm MarkAno

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWICE A WEEK, BUT AT LEAST 72 HOURS APART. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.

2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.

3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.

5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

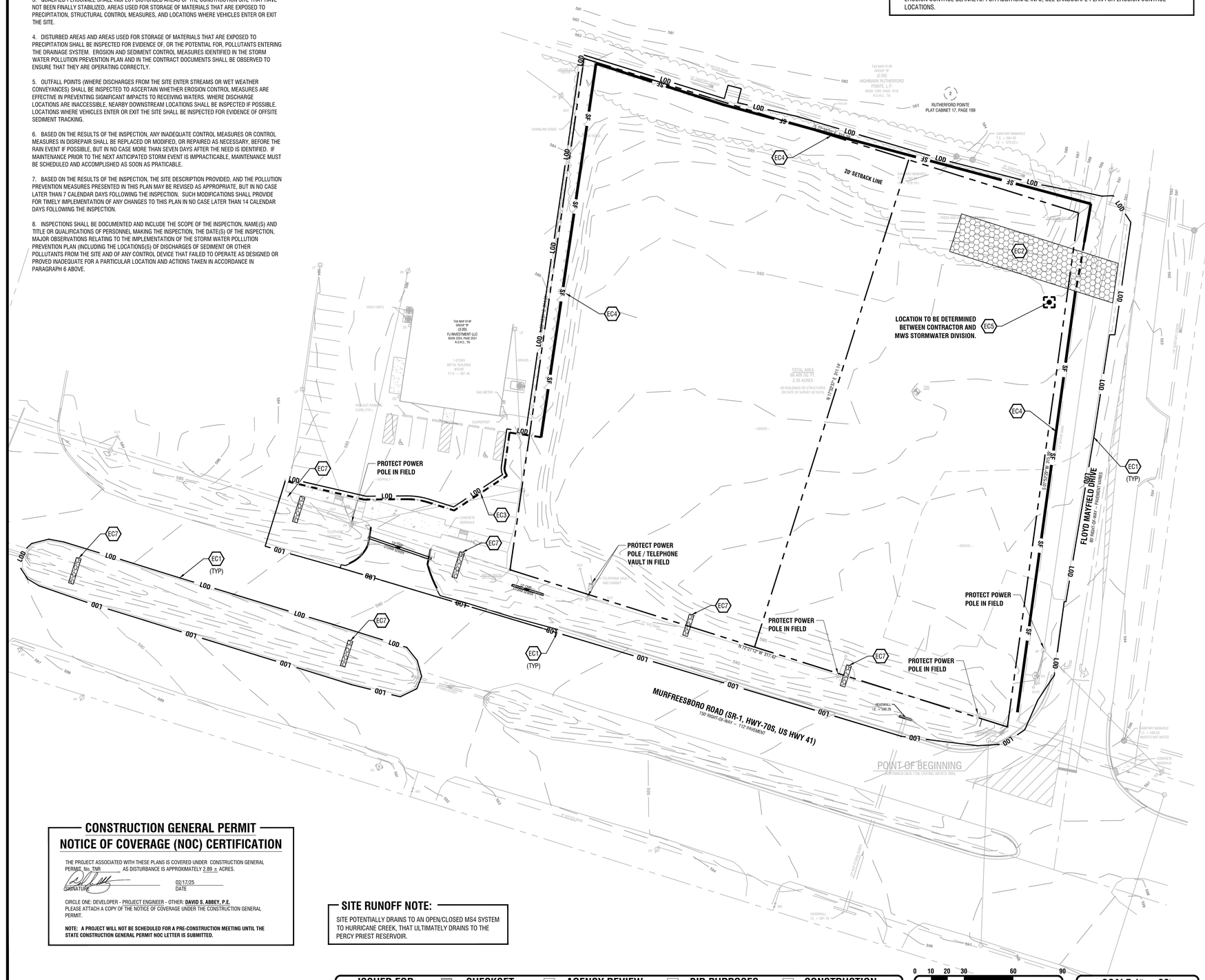
6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE. BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRATICABLE.

7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION.

8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATIONS(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.

EROSION CONTROL NOTES:

1. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
2. ALL PERIMETER MEASURES MUST BE IN PLACE PRIOR TO ANY GRADING ACTIVITIES COMMENCING ON SITE.
3. EROSION EEL'S OR OTHER APPROVED EROSION CONTROL DEVICES TO BE ADDED AT DRIVEWAY ENTRANCE TO PREVENT RUNOFF FROM GETTING ON PUBLIC/PRIVATE ROAD DURING RAIN EVENTS AS NEEDED.
4. ALL EPSC MEASURES SHALL BE DESIGNED TO MEET THE 5 YEAR DESIGN STORM.
5. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN 7 DAYS AND SHALL BE DONE WITH SOD OR EROSION CONTROL BLANKETS. FOR ADDITIONAL INFO, SEE LANDSCAPE PLAN FOR EROSION CONTROL LOCATIONS.



CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT, No. TNR _____ AS DISTURBANCE IS APPROXIMATELY 2.89 ± ACRES.

SIGNATURE _____ 02/17/25 DATE

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: **DAVID S. ABBEY, P.E.**
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

SITE RUNOFF NOTE:

SITE POTENTIALLY DRAINS TO AN OPEN/CLOSED MS4 SYSTEM TO HURRICANE CREEK, THAT ULTIMATELY DRAINS TO THE PERCY PRIEST RESERVOIR.

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

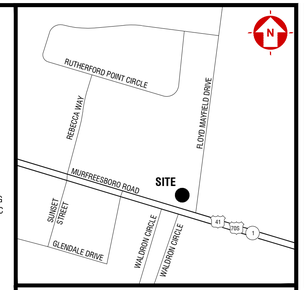
SCALE 1" = 30'

Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

TYPICAL NOTES

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE REGULATING AGENCY FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
3. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 7 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
6. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
7. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
8. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE; THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1). WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR (2). WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
10. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 7 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES: AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
11. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 7 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
12. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
13. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
EC1	LIMIT OF DISTURBANCE	
EC2	TEMPORARY CONSTRUCTION ENTRANCE	1/C2.2
EC3	EROSION EEL	2/C2.2
EC4	SILT FENCE W/WIRE BACKING	3/C2.2
EC5	CONCRETE WASHOUT	4/C2.2
EC6	INLET PROTECTION	5/C2.2
EC7	ROCK CHECK DAM	6/C2.2
EC8	OUTLET PROTECTION	2/C7.1

PROPOSED FEATURE LEGEND

EROSION EEL
LIMITS OF DISTURBANCE — LOD
SILT FENCE — SF
CONCRETE WASHOUT STRUCTURE
ROCK CHECK DAM

NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY — REGISTERED ENGINEER — STATE OF TENNESSEE — 2/17/25

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

EROSION & SEDIMENT CONTROL PLAN (PHASE I)

C2.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Walls – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C2-0_Ero.dwg–C2.0 Apr 26, 2025 – 12:51pm MarkAmo

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWICE A WEEK, BUT AT LEAST 72 HOURS APART. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.

2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.

3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.

5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

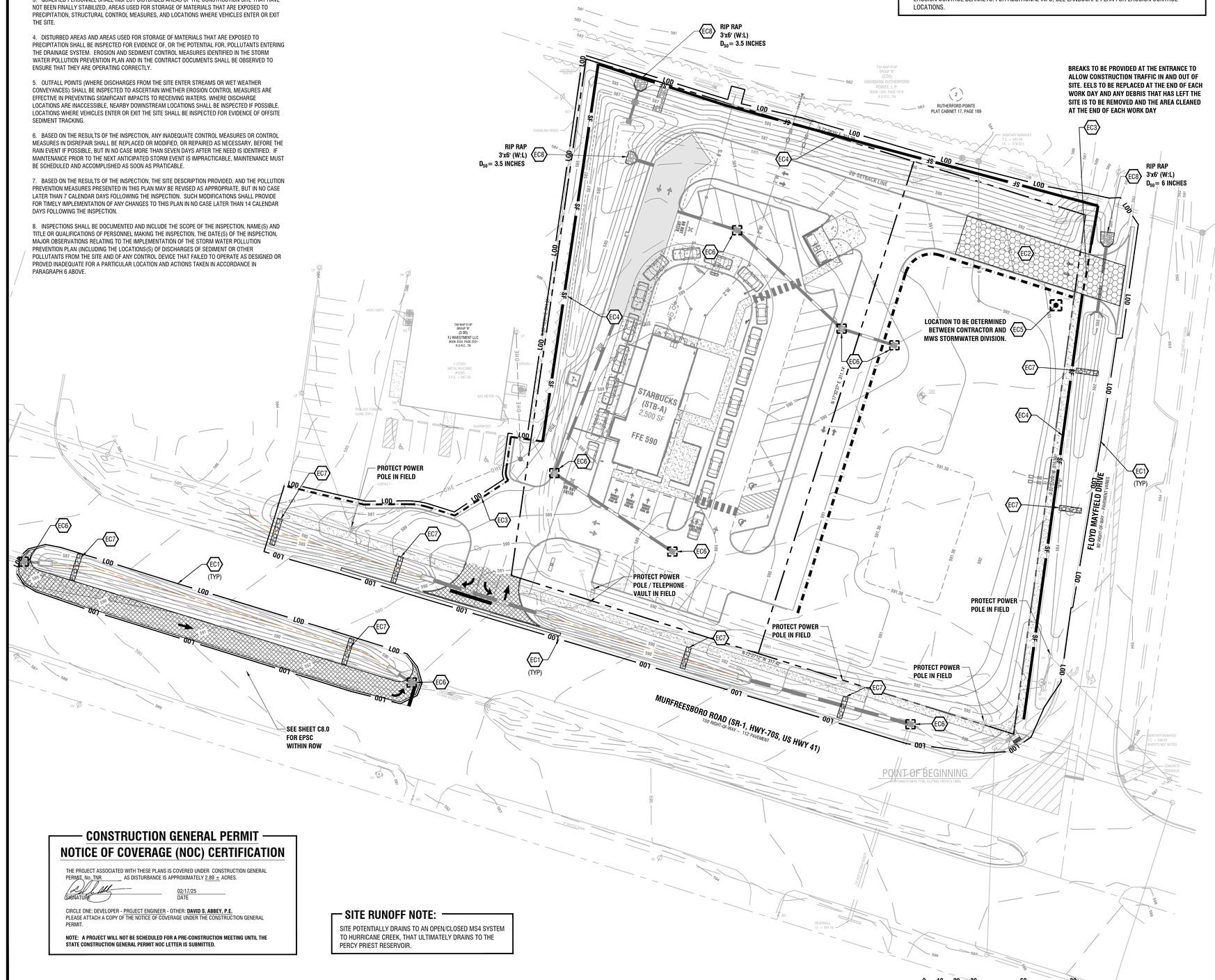
6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE. BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRATICABLE.

7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION.

8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATIONS(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.

EROSION CONTROL NOTES:

1. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
2. ALL PERIMETER MEASURES MUST BE IN PLACE PRIOR TO ANY GRADING ACTIVITIES COMMENCING ON SITE.
3. EROSION EEL'S OR OTHER APPROVED EROSION CONTROL DEVICES TO BE ADDED AT DRIVEWAY ENTRANCE TO PREVENT RUNOFF FROM GETTING ON PUBLIC/PRIVATE ROAD DURING RAIN EVENTS AS NEEDED.
4. ALL EPSC MEASURES SHALL BE DESIGNED TO MEET THE 5 YEAR DESIGN STORM.
5. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN 7 DAYS AND SHALL BE DONE WITH SOD OR EROSION CONTROL BLANKETS. FOR ADDITIONAL INFO, SEE LANDSCAPE PLAN FOR EROSION CONTROL LOCATIONS.



CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT, No. TNR _____ AS DISTURBANCE IS APPROXIMATELY 2.89 ± ACRES.

SIGNATURE _____ 02/17/25 DATE

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: **DAVID S. ABBEY, P.E.**
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

SITE RUNOFF NOTE:

SITE POTENTIALLY DRAINS TO AN OPEN/CLOSED MS4 SYSTEM TO HURRICANE CREEK, THAT ULTIMATELY DRAINS TO THE PERCY PRIEST RESERVOIR.

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

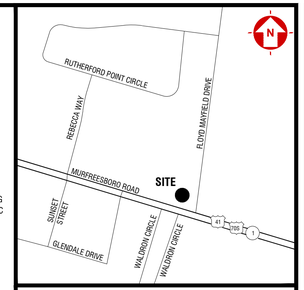
SCALE 1" = 30'

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

TYPICAL NOTES

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE REGULATING AGENCY FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
3. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 7 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
6. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
7. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
8. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE; THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1). WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR (2). WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
10. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 7 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES: AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
11. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 7 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
12. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
13. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
EC1	LIMIT OF DISTURBANCE	
EC2	TEMPORARY CONSTRUCTION ENTRANCE	1/C2.2
EC3	EROSION EEL	2/C2.2
EC4	SILT FENCE W/WIRE BACKING	3/C2.2
EC5	CONCRETE WASHOUT	4/C2.2
EC6	INLET PROTECTION	5/C2.2
EC7	ROCK CHECK DAM	6/C2.2
EC8	OUTLET PROTECTION	2/C7.1

PROPOSED FEATURE LEGEND

EROSION EEL
LIMITS OF DISTURBANCE — LOD
SILT FENCE — SF
CONCRETE WASHOUT STRUCTURE
ROCK CHECK DAM

NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 02/17/25

REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

EROSION & SEDIMENT CONTROL PLAN (PHASE II)

C2.1

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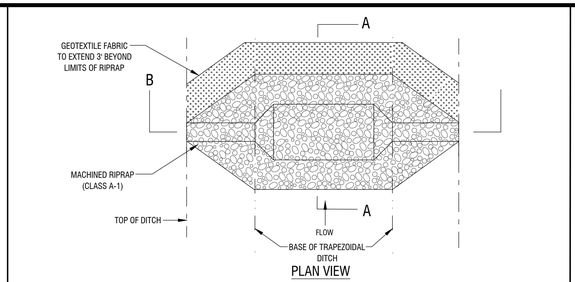
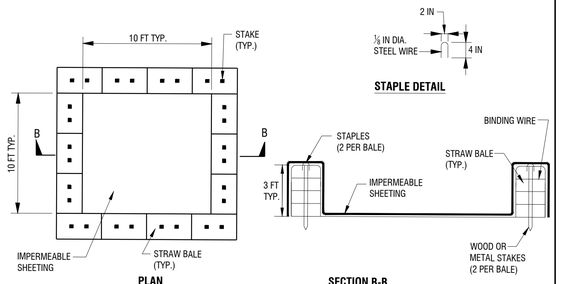


DETAIL FOR SPACING BETWEEN CHECK DAMS

6 TEMPORARY ROCK CHECK DAM

NTS



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

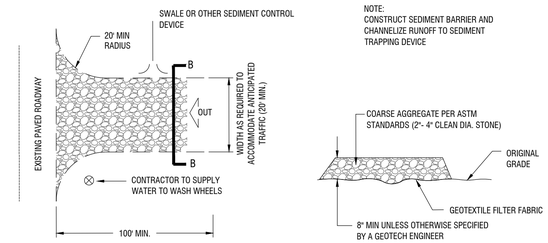
WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS. WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

4 CONCRETE WASHOUT STRUCTURE

NTS

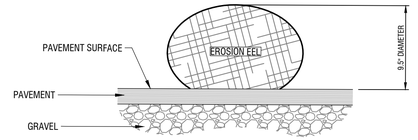


1 TEMPORARY CONSTRUCTION EXIT

NTS

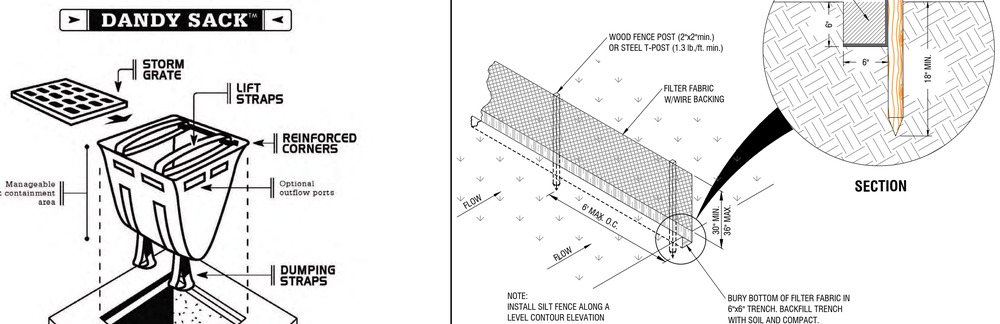
NOTE:
SILT PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.

NOTE:
UTILIZE THE EROSION EEL BY JEN HILL OR APPROVED EQUAL



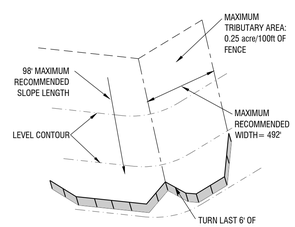
2 EROSION EEL

NTS



5 INLET PROTECTION

NTS



SPECIFICATIONS	
Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp-120 Fill -100
Elongation (%Max.) (ASTM D-4632)	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	25
Ultraciolet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphram Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

3 SILT FENCE W/WIRE BACKING

NTS

PLANS PREPARED FOR:
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www.dmgnashville.com
DMG CIVIL DESIGN MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 4/28/25

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

EROSION & SEDIMENT CONTROL DETAILS

C2.2

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

AS NOTED

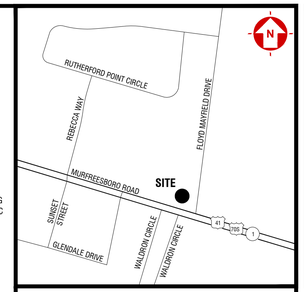
\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C2-2_EroDtl.dwg–C2.2 Apr 26, 2025 – 12:55pm MarkAno

Know what's **below.**
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

DEMOLITION NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
D1	REMOVE EXISTING ASPHALT PAVEMENT	
D2	CLEARING AND GRUBBING / REMOVE EXISTING TREES	
D3	REMOVE EXISTING CONCRETE SIDEWALK	
D4	REMOVE EXISTING GRAVEL PAD	
D5	REMOVE OVERHEAD UTILITY AND POWER POLE	

DEMOLITION NOTE:
CONTRACTOR TO USE EXTREME CARE NOT TO DAMAGE ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE TO REMAIN AND/OR BE REUSED.

ANY CONCRETE CURB, CONCRETE PAVEMENT, ASPHALT PAVEMENT, GUARDRAILS, UTILITIES, STREET SIGNS, ETC. THAT ARE TO REMAIN THAT ARE DAMAGED DURING SITE IMPROVEMENTS SHALL BE REPLACED TO PRE CONSTRUCTION SPECIFICATIONS.

CONTRACTOR TO COORDINATE WITH TDOT FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

PROPOSED FEATURE LEGEND

- CONCRETE TO BE REMOVED
- ASPHALT TO BE REMOVED
- GRAVEL TO BE REMOVED
- VEGETATION TO BE REMOVED

NOTE:
REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:

RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:

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DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10/31/25

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

SITE
DEMOLITION PLAN

C3.0

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

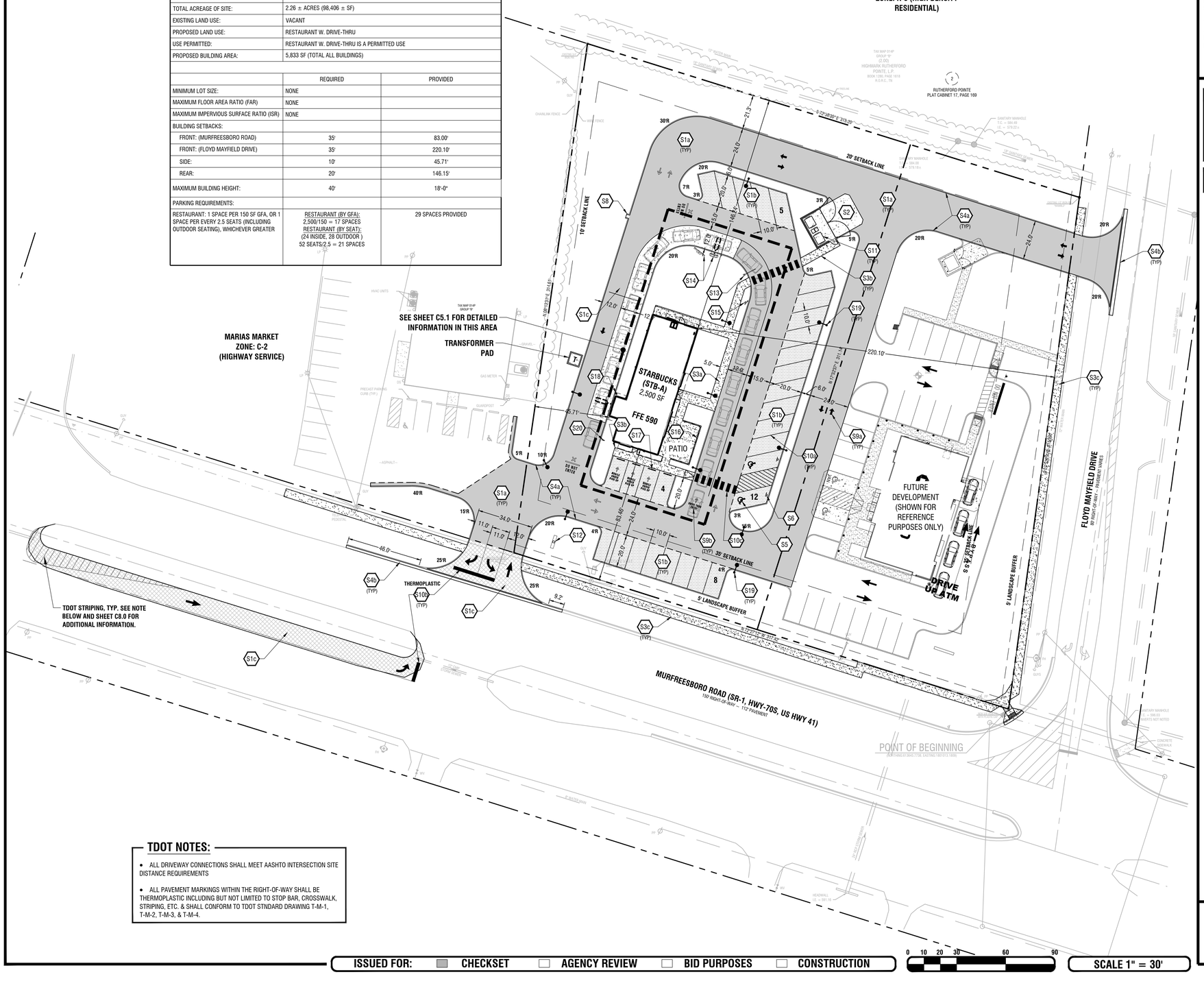
SCALE 1" = 30'

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Walls – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C3.0_Dem.dwg–Dem Apr 28, 2025 – 8:23am MarkAno

SITE DATA TABLE

CITY:	LA VERGNE
COUNTY:	RUTHERFORD
STATE:	TENNESSEE
COUNCIL DISTRICT:	N/A
ADDRESS:	101 FLOYD MAYFIELD DRIVE
PARCEL ID:	014P-B-004.00-000
SUBDIVISION:	NONE
ZONING CLASSIFICATION:	C-2 (HIGHWAY SERVICE)
SURROUNDING ZONING:	C-2 (HIGHWAY SERVICE)
TOTAL ACREAGE OF SITE:	2.26 ± ACRES (98,406 ± SF)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESTAURANT W. DRIVE-THRU
USE PERMITTED:	RESTAURANT W. DRIVE-THRU IS A PERMITTED USE
PROPOSED BUILDING AREA:	5,833 SF (TOTAL ALL BUILDINGS)

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NONE	
MAXIMUM FLOOR AREA RATIO (FAR)	NONE	
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)	NONE	
BUILDING SETBACKS:		
FRONT: (MURFREESBORO ROAD)	35'	83.00'
FRONT: (FLOYD MAYFIELD DRIVE)	35'	220.10'
SIDE:	10'	45.71'
REAR:	20'	146.15'
MAXIMUM BUILDING HEIGHT:	40'	18'-0"
PARKING REQUIREMENTS:		
RESTAURANT: 1 SPACE PER 150 SF GFA, OR 1 SPACE PER EVERY 2.5 SEATS (INCLUDING OUTDOOR SEATING), WHICHEVER GREATER	RESTAURANT (BY GFA): 2,500/150 = 17 SPACES RESTAURANT (BY SEAT): (24 INSIDE, 28 OUTDOOR) 52 SEATS/2.5 = 21 SPACES	29 SPACES PROVIDED



TDOT NOTES:

- ALL DRIVEWAY CONNECTIONS SHALL MEET AASHTO INTERSECTION SITE DISTANCE REQUIREMENTS
- ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC INCLUDING BUT NOT LIMITED TO STOP BAR, CROSSWALK, STRIPING, ETC. & SHALL CONFORM TO TDOT STNDARD DRAWING T-M-1, T-M-2, T-M-3, & T-M-4.

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

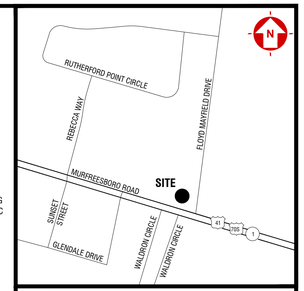
SCALE 1" = 30'

Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
S1a	ASPHALT PAVEMENT SECTION (HEAVY DUTY)	1/C7.0
S1b	ASPHALT PAVEMENT SECTION (LIGHT DUTY)	1/C7.0
S1c	ASPHALT PAVEMENT SECTION (TDOT)	SHEET C8.0
S2	CONCRETE PAVEMENT SECTION	2/C7.0
S3a	CONCRETE SIDEWALK	3/C7.0
S3b	CONCRETE SIDEWALK W/TURN DOWN CURB	4/C7.0
S3c	CONCRETE SIDEWALK (TDOT, MM-SW-1)	--
S4a	CONCRETE POST CURB	5/C7.0
S4b	CONCRETE CURB WITH GUTTER (TDOT, RP-VC-11)	--
S5	ADA ACCESSIBLE SYMBOL	9/C7.0
S6	ADA ACCESSIBLE SIGN	8/C7.0
S7	ADA ACCESSIBLE RAMP	6/C7.0
S8	CONCRETE CURB CUT	10/C7.0
S9a	PAVEMENT DIRECTIONAL ARROW	11/C7.0
S9b	TENANT PAVEMENT MARKING	SEE ARCH. PLANS
S10a	4" WIDE WHITE PAINTED LINE (5 MIL PAINT)	
S10b	24" WIDE STOP BAR (THERMOPLASTIC)	
S10c	PEDESTRIAN CROSSWALK	14/C7.0
S11	DUMPSTER ENCLOSURE	SEE ARCH. PLANS
S12	PROJECT ID SIGN	BY OTHERS
S13	CLEARANCE BAR	SEE ARCH. PLANS
S14	MENU BOARD WITH CANOPY	SEE ARCH. PLANS
S15	PREVIEW BOARD	SEE ARCH. PLANS
S16	PATIO RAILING	SEE ARCH. PLANS
S17	CONCRETE WHEELSTOP	12/C7.0
S18	CONCRETE BOLLARD	13/C7.0
S19	SITE LIGHTING	SEE PHOTO. PLAN
S20	THANK YOU / EXIT ONLY DIRECTION SIGN	SEE ARCH. PLAN

PROPOSED FEATURE LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (STD. DUTY)
- ASPHALT PAVEMENT (HVY. DUTY)
- PARKING COUNT: 1

NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABEY, REGISTERED ENGINEER, AGRICULTURE, ENVIRONMENT, STATE OF TENNESSEE

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

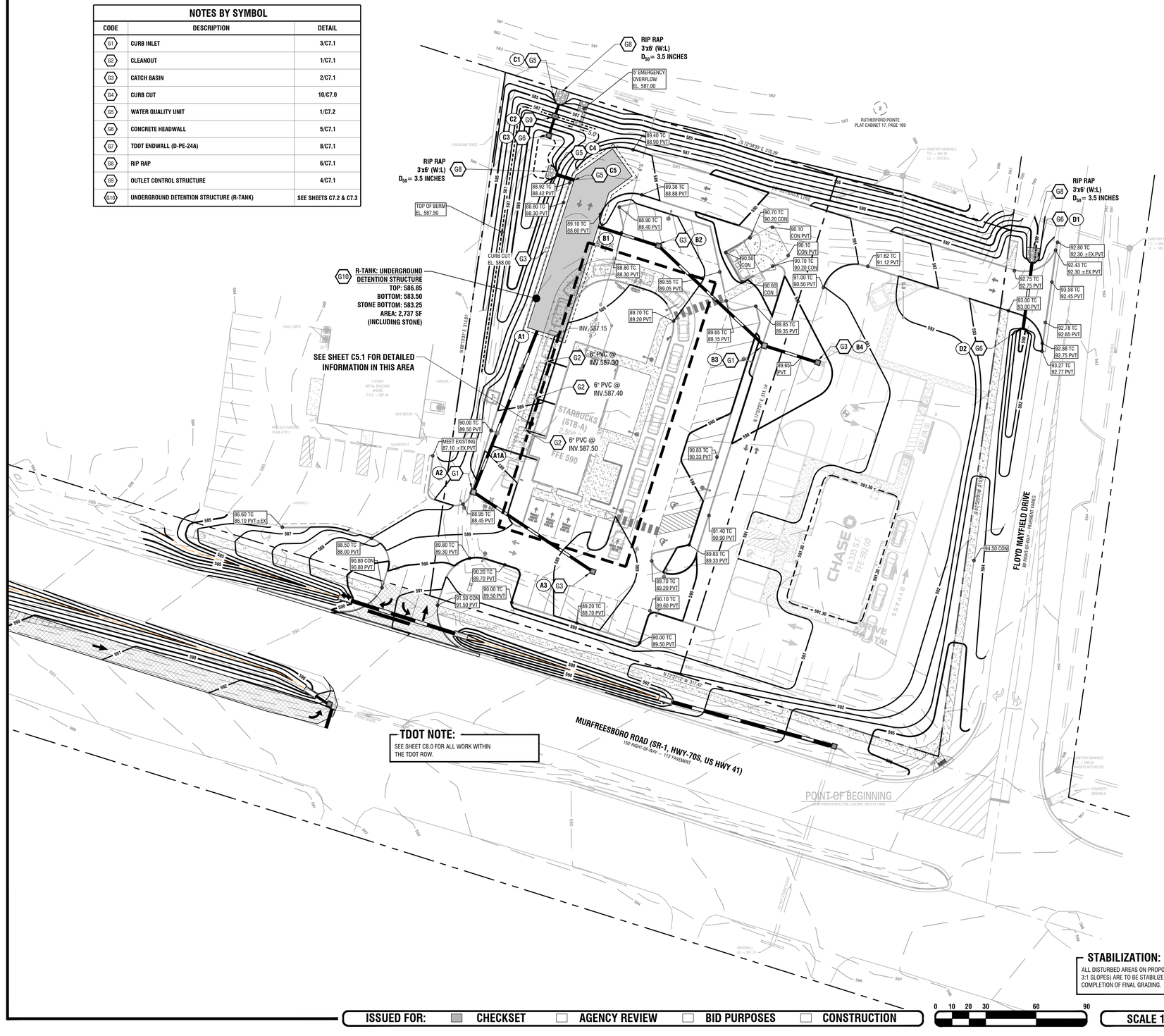
SITE LAYOUT PLAN

C4.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wollis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C4.0_Geo.dwg-Geo Apr 26, 2025 – 1:14pm MarkAno

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
B1	CURB INLET	3/C7.1
D2	CLEANOUT	1/C7.1
G3	CATCH BASIN	2/C7.1
G4	CURB CUT	10/C7.0
G5	WATER QUALITY UNIT	1/C7.2
G6	CONCRETE HEADWALL	5/C7.1
G7	TDOT ENDWALL (D-PE-24A)	8/C7.1
G8	RIP RAP	6/C7.1
G9	OUTLET CONTROL STRUCTURE	4/C7.1
G10	UNDERGROUND DETENTION STRUCTURE (R-TANK)	SEE SHEETS C7.2 & C7.3



ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

SCALE 1" = 30'

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

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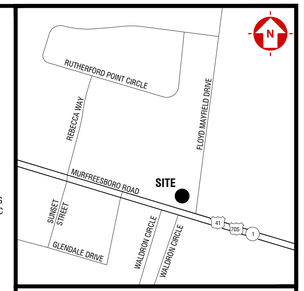
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:
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DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

STORM DRAINAGE PIPE

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)
A3	A2	15" HDPP	585.25	584.83	84	0.50
A2	A2A	15" HDPP	584.73	584.58	30	0.50
A2A	A1	15" HDPP	584.58	584.21	74	0.50
B4	B3	18" HDPP	586.50	586.33	34	0.50
B3	B2	18" HDPP	586.23	584.94	86	1.50
B2	B1	18" HDPP	584.84	584.65	38	0.50
C5	C4	24" RCP	583.50	583.40	10	1.00
C3	C2	18" HDPP	583.30	583.22	8	1.00
C2	C1	15" HDPP	583.22	583.10	12	1.00
D2	D1	18" RCP	589.75	589.35	40	1.00

STORM DRAINAGE STRUCTURES

STRUCTURE ID	STRUCTURE TYPE	T/GRATE ELEVATION	CASTING
A1	UNDERGROUND DETENTION STRUCTURE	---	
A2	CURB INLET	588.30	
A3	CATCH BASIN	588.35	
B1	UNDERGROUND DETENTION STRUCTURE	---	
B2	CATCH BASIN	588.00	
B3	CURB INLET	589.60	
B4	CATCH BASIN	589.50	
C1	HEADWALL	---	
C2	WATER QUALITY UNIT	587.50	
C3	OUTLET STRUCTURE	586.50	
C4	HEADWALL	---	
C5	UNDERGROUND DETENTION STRUCTURE	---	
D1	TDOT HEADWALL	---	
D2	TDOT HEADWALL	---	
E1	HEADWALL	---	
E2	HEADWALL	---	

PROPOSED FEATURE LEGEND

PROPOSED CONTOUR — 950

PROPOSED SPOT ELEVATION — 64.24 TC / 64.12 PVT

TC	TOP OF CURB	TW	TOP OF WALL		
CON	CONCRETE	GRT	TOP OF CASTING/RIM		
PVT	PAVEMENT				
FFE	FINISHED FLOOR	HP	HIGH POINT		
GD	GROUND	LP	LOW POINT		

NOTE:
REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 4/28/25

REVISIONS

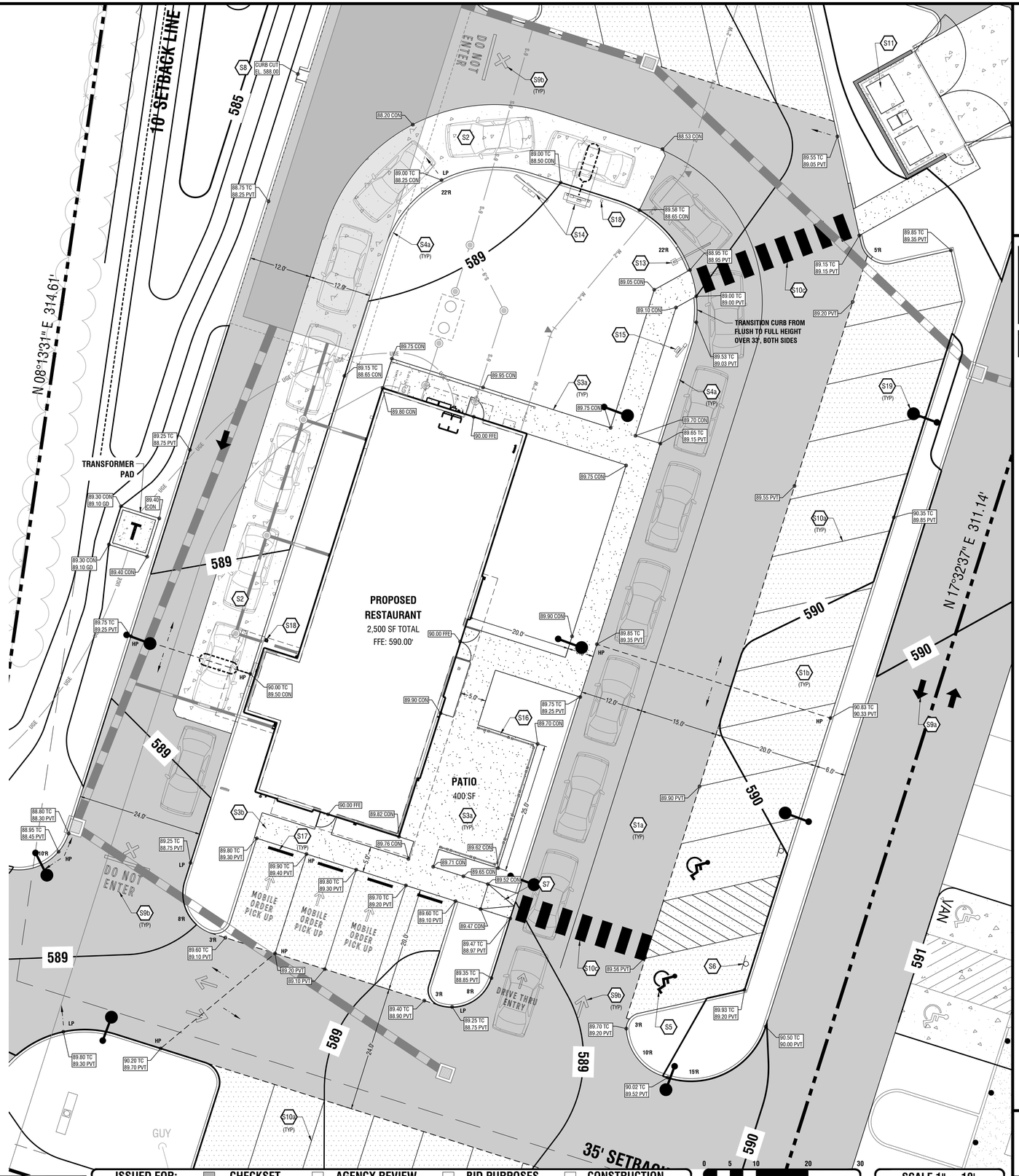
NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

SITE GRADING & DRAINAGE PLAN

C5.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Walls – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C5.0_Gra.dwg-Geo Apr 27, 2025 – 3:10pm MarkAno



ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 5 10 20 30

SCALE 1" = 10'

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SOURCE OF VERTICAL DATUM:

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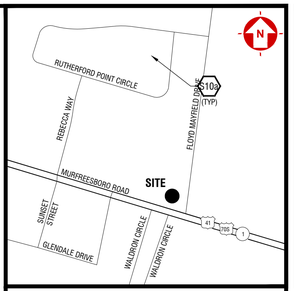
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

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SURVEY NOTE:

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DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
S1a	ASPHALT PAVEMENT SECTION (HEAVY DUTY)	1/C7.0
S1b	ASPHALT PAVEMENT SECTION (LIGHT DUTY)	1/C7.0
S1c	~~ASPHALT PAVEMENT SECTION (TDOT)~~	--
S2	CONCRETE PAVEMENT SECTION	2/C7.0
S3a	CONCRETE SIDEWALK	3/C7.0
S3b	CONCRETE SIDEWALK W/TURN DOWN CURB	4/C7.0
S3c	~~CONCRETE SIDEWALK (TDOT, MM-SW-1)~~	--
S4a	CONCRETE POST CURB	5/C7.0
S4b	~~CONCRETE CURB WITH GUTTER (TDOT, RP-VC-11)~~	--
S5	ADA ACCESSIBLE SYMBOL	9/C7.0
S6	ADA ACCESSIBLE SIGN	8/C7.0
S7	ADA ACCESSIBLE RAMP	6/C7.0
S8	CONCRETE CURB CUT	10/C7.0
S9a	PAVEMENT DIRECTIONAL ARROW	11/C7.0
S9b	TENANT PAVEMENT MARKING	SEE ARCH. PLANS
S10a	4" WIDE WHITE PAINTED LINE (5 MIL PAINT)	
S10b	~~PAINTED 24" WIDE STOP BAR~~	
S10c	PEDESTRIAN CROSSWALK	3/C7.2
S11	DUMPSTER ENCLOSURE	SEE ARCH. PLANS
S12	~~PROJECT ID SIGN~~	BY OTHERS
S13	CLEARANCE BAR	SEE ARCH. PLANS
S14	MENU BOARD WITH CANOPY	SEE ARCH. PLANS
S15	PREVIEW BOARD	SEE ARCH. PLANS
S16	PATIO RAILING	SEE ARCH. PLANS
S17	CONCRETE WHEELSTOP	2/C7.2
S18	CONCRETE BOLLARD	13/C7.0
S19	SITE LIGHTING	SEE PHOTO. PLAN

PROPOSED FEATURE LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (STD. DUTY)
- ASPHALT PAVEMENT (HVY. DUTY)
- PARKING COUNT [1]

NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:

RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:

DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
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TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABSHIER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
8/12/25

REVISIONS

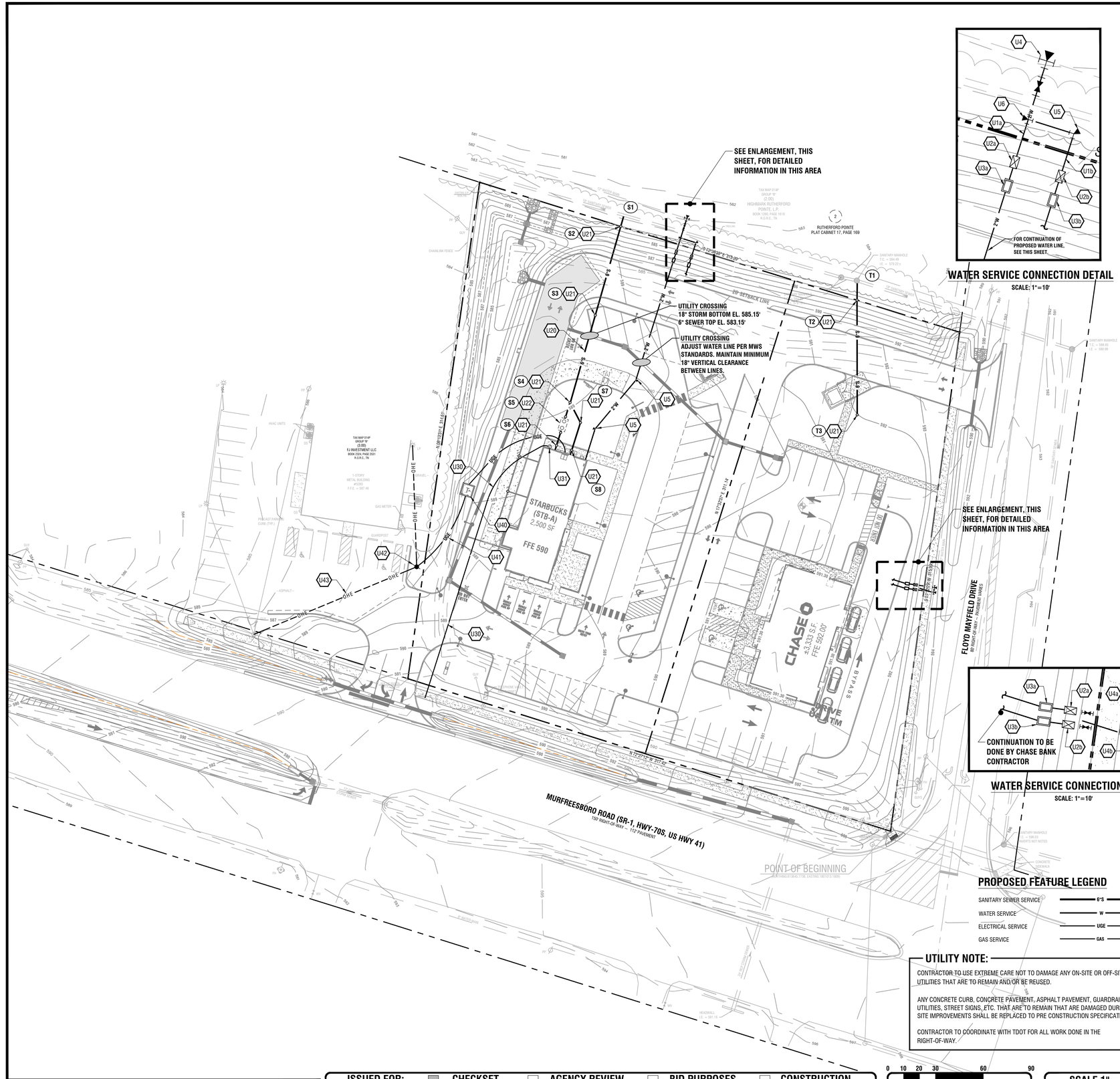
NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

DETAILED SITE LAYOUT AND GRADING PLAN

C5.1

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C5.1_Gra.dwg-Geo Apr 26, 2025 – 1:54pm MarkAno



UTILITY NOTE:

CONTRACTOR TO USE EXTREME CARE NOT TO DAMAGE ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE TO REMAIN AND/OR BE REUSED.

ANY CONCRETE CURB, CONCRETE PAVEMENT, ASPHALT PAVEMENT, GUARDRAILS, UTILITIES, STREET SIGNS, ETC. THAT ARE TO REMAIN THAT ARE DAMAGED DURING SITE IMPROVEMENTS SHALL BE REPLACED TO PRE CONSTRUCTION SPECIFICATIONS.

CONTRACTOR TO COORDINATE WITH TDOT FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

SCALE 1" = 30'

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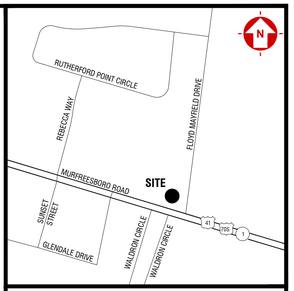

VICINITY MAP

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DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
U1a	2" WATER SERVICE LINE (DOMESTIC)	
U1b	1" WATER SERVICE LINE (IRRIGATION)	
U2a	2" WATER METER (DOMESTIC)	
U2b	1" WATER METER (IRRIGATION)	
U3a	2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	6/C7.2
U3b	1" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	7/C7.2
U4a	12" x 2" TAPPING SLEEVE AND VALVE	
U4b	12" x 1" TAPPING SLEEVE AND VALVE	
U5	CONCRETE BEND WITH THRUST BLOCK	
U6	2" X 1" TEE	
U20	SANITARY SEWER SERVICE (6" PVC SCH-40)	
U21	SANITARY SEWER CLEANOUT	8/C7.1
U22	GREASE INTERCEPTOR (1000 GALLON MIN.), PER METRO STDS.	
U23		
U30	GAS SERVICE LINE	
U31	GAS METER	
U40	PAD MOUNTED TRANSFORMER	
U41	UNDERGROUND ELECTRICAL LINE	
U42	RELOCATED ELECTRICAL POLE	
U43	OVERHEAD ELECTRICAL LINE	
U50	3" CONDUIT (IRRIGATION)	

SANITARY SEWER PIPE

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT	INVERT	LENGTH (LIN. FT.)	SLOPE (%)
S8	S7	6" PVC	586.00	585.64	18	2.00
S7	S4	6" PVC	585.64	583.50	12	17.83
S6	S5	6" PVC	586.00	585.80	10	2.00
S5	S4	6" PVC	585.80	583.50	10	23.00
S4	S3	6" PVC	583.50	582.36	57	2.00
S3	S2	6" PVC	582.36	581.20	58	2.00
S2	S1	6" PVC	581.20	*578.50	6	45.00
T3	T2	6" PVC	586.00	582.00	70	8.57
T2	T1	6" PVC	582.00	581.80	10	2.00

*CONTRACTOR TO VERIFY INV PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES IMMEDIATELY.

SAN. STRUCTURES

STRUCTURE ID	STRUCTURE TYPE
S1	BLIND CONNECTION
S2	CLEANOUT
S3	CLEANOUT
S4	CLEANOUT
S5	GREASE INTERCEPTOR
S6	CLEANOUT
S7	CLEANOUT
S8	CLEANOUT
T1	PUBLIC SANITARY MANHOLE
T2	CLEANOUT
T3	CLEANOUT

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:

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DAVID S. ABERNATHY — REGISTERED ENGINEER — AGRICULTURE — CIVIL — STATE OF TENNESSEE

REVISIONS

NO.	DATE	DESCRIPTION

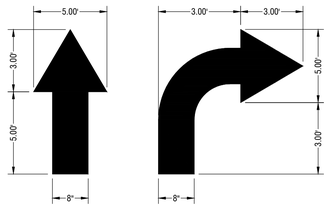
DATE:	04/28/25
DMG Project No:	24159

SITE UTILITY PLAN

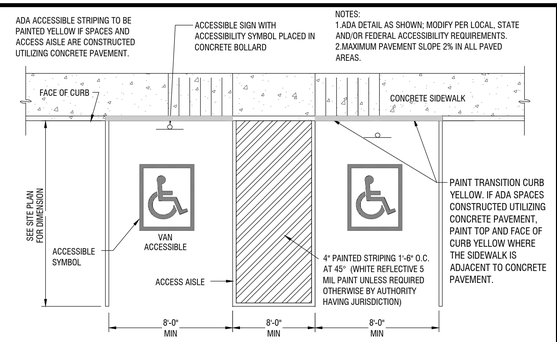
C6.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne_TN_C6.0_Util.dwg-Ceo Apr 28, 2025 – 8:31am MarkAno

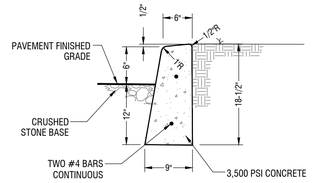
NOTE:
ALL TRAFFIC ARROWS TO BE REFLECTIVE
5 MIL WHITE PAINT PER SPECS.



11 PAVEMENT DIRECTIONAL ARROWS
NTS



7 TYPICAL ACCESSIBLE PARKING PLAN
NTS



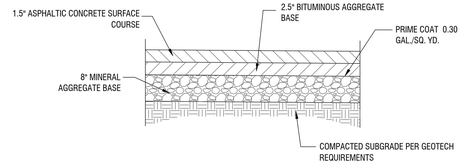
4 CONCRETE POST CURB
NTS

ASPHALT PAVEMENT NOTE:

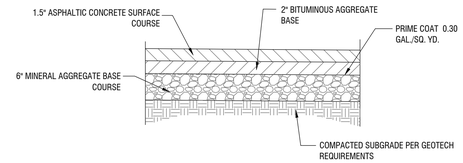
THE CONTRACTOR TO INCLUDE ADD-ALTERNATE PRICE FOR THE FOLLOWING: THE PAVEMENT SECTIONS SHOWN HEREON REFLECT A DESIGN FOR FULL DEPTH PAVEMENT AS DESCRIBED BY THE OWNER. THE PAVING CONTRACTOR IS REQUIRED TO FURNISH THE OWNER WITH A 2-YEAR WARRANTY ON THESE SECTIONS OR SHALL PROVIDE AN ALTERNATE PAVEMENT DESIGN THAT INCLUDES A 2-YEAR WARRANTY. ANY VARIATIONS FROM THE PAVING SECTIONS SHOWN REQUIRE APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.

1. AT THE TIME OF INSTALLATION, EACH AND EVERY PULL SHALL BE SUFFICIENTLY OVERLAPPED WITH THE ADJACENT PULL SUCH AS TO ELIMINATE ANY AND ALL DEPRESSIONS BETWEEN PULLS.

2. THE OWNER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR AND IT'S TESTING COMPANY TO PROVIDE AS MANY ASPHALT CORE SAMPLES AS THE OWNER DEEMS NECESSARY AND SUFFICIENT IN THE LOCATIONS SELECTED BY THE OWNER SO AS TO BE SATISFIED THAT THE WORK WAS COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. SUCH CORE SAMPLES AS DIRECTED BY THE OWNER AND THE SUBSEQUENT REPAIR WORK WILL BE CONSIDERED AN EXTRA.

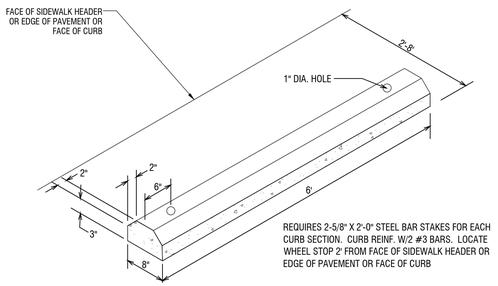


HEAVY DUTY PAVEMENT

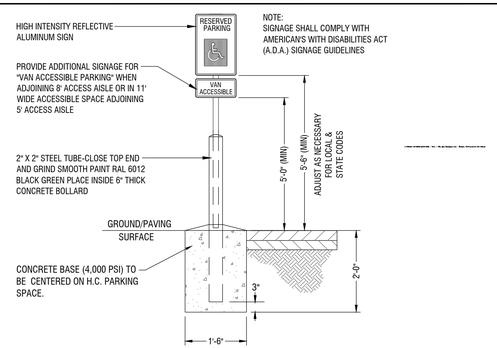


STANDARD DUTY PAVEMENT

1 ASPHALT PAVEMENT SECTION
NTS

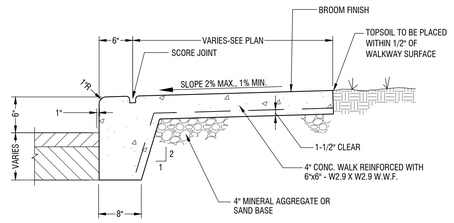


12 CONCRETE WHEELSTOP
NTS

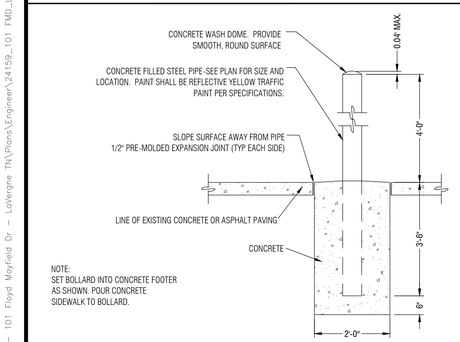


8 ADA ACCESSIBLE SIGN
NTS

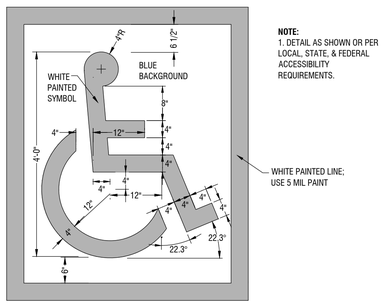
NOTE:
USE 3,500 PSI CONCRETE;
USE GRADE 60 STEEL; PROVIDE CONTROL JOINTS @ 5' CENTERS;
PROVIDE EXPANSION JOINTS @ 25' CENTERS AND WHERE SIDEWALKS ABUT RIGID MATERIAL



5 SIDEWALK WITH TURN DOWN CURB
NTS



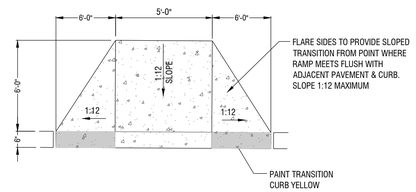
13 CONCRETE BOLLARD
NTS



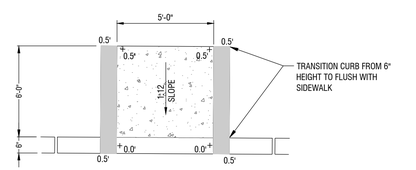
NOTE:
1. DETAIL AS SHOWN OR PER LOCAL, STATE, & FEDERAL ACCESSIBILITY REQUIREMENTS.

WHITE PAINTED LINE; USE 5 MIL PAINT

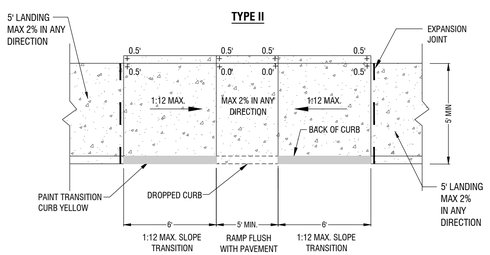
9 ADA ACCESSIBLE SYMBOL
NTS



TYPE I



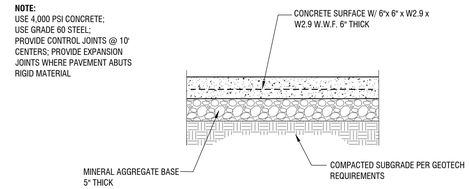
TYPE II



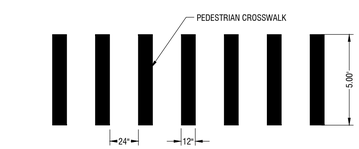
TYPE III

6 ADA ACCESSIBLE RAMP
NTS

NOTE:
USE 4,000 PSI CONCRETE;
USE GRADE 60 STEEL;
PROVIDE CONTROL JOINTS @ 10' CENTERS; PROVIDE EXPANSION JOINTS WHERE PAVEMENT ABUTS RIGID MATERIAL



2 CONCRETE PAVEMENT SECTION
NTS

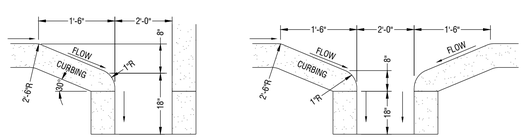


NOTE:
1. PEDESTRAIN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10

2. PEDESTRAIN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON CONCRETE (TYPICAL).

3. PAINT 12" WIDE STRIPES (5 MIL PAINT) AS INDICATED. USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL.

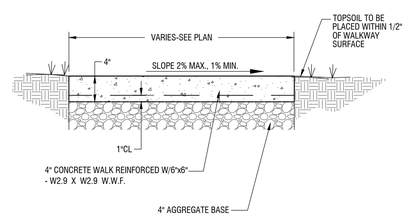
14 PEDESTRIAN CROSSWALK
NTS



CORNER SITUATION **STANDARD SITUATION**

10 CONCRETE CURB CUT
NTS

NOTE:
USE 3,500 PSI CONCRETE; USE GRADE 60 STEEL;
PROVIDE CONTROL JOINTS @ 5' CENTERS
PROVIDE EXPANSION JOINTS @ 25' CENTERS
AND WHERE SIDEWALKS ABUT RIGID MATERIAL



3 CONCRETE SIDEWALK
NTS

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
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www.dmgnashville.com
DESIGN MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ARBY
REGISTERED ENGINEER
PROFESSIONAL
STATE OF TENNESSEE
25

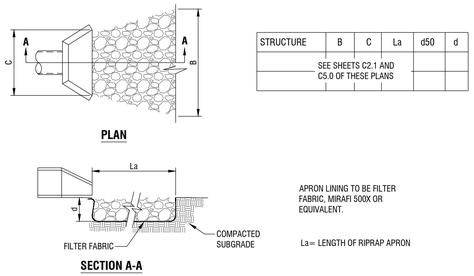
REVISIONS

NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

SITE DEVELOPMENT DETAILS
C7.0

\\192.168.1.7\Data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne_TN_C7-0_Dtl.dwg–C7.0 Apr 26, 2025 – 2:05pm MarkAnno



PLAN

SECTION A-A

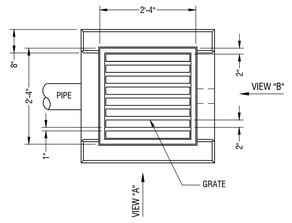
STRUCTURE	B	C	La	d50	d
SEE SHEETS C2.1 AND C5.0 OF THESE PLANS					

APRON LINING TO BE FILTER FABRIC, MIRAFI 500X OR EQUIVALENT.

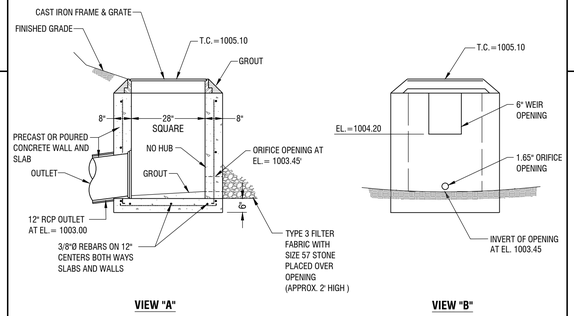
La= LENGTH OF RIPRAP APRON

7 RIPRAP OUTLET PROTECTION DETAIL

NTS



PLAN

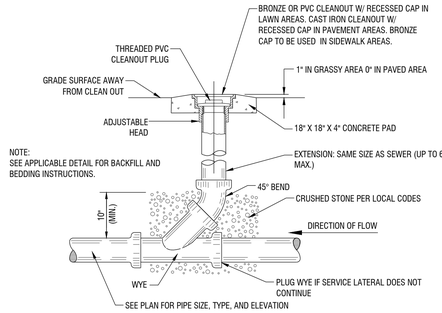


VIEW "A"

VIEW "B"

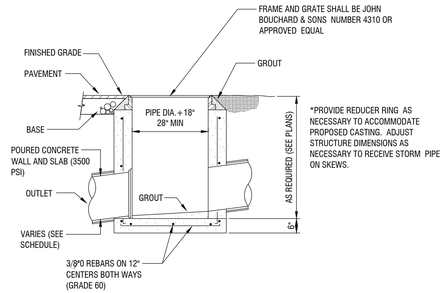
4 POND OUTLET STRUCTURE

NTS



1 EXTERIOR CLEANOUT

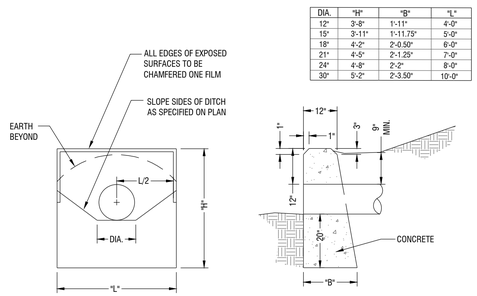
NTS



2 CATCH BASIN

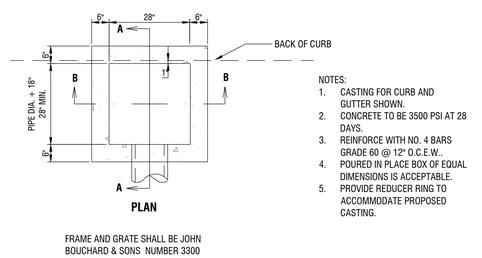
NTS

DIA.	"H"	"B"	"L"
12"	3'-8"	1'-11"	4'-0"
15"	3'-11"	1'-11.75"	5'-0"
18"	4'-2"	2'-0.50"	6'-0"
21"	4'-5"	2'-1.25"	7'-0"
24"	4'-8"	2'-2"	8'-0"
30"	5'-2"	2'-3.50"	10'-0"



5 CONCRETE HEADWALL

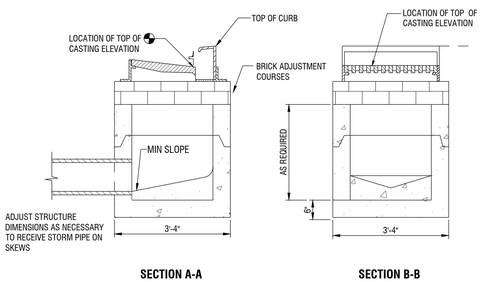
NTS



PLAN

NOTES:
1. CASTING FOR CURB AND GUTTER SHOWN.
2. CONCRETE TO BE 3500 PSI AT 28 DAYS.
3. REINFORCE WITH NO. 4 BARS GRADE 60 @ 12" O.C.E.W..
4. POURED IN PLACE BOX OF EQUAL DIMENSIONS IS ACCEPTABLE.
5. PROVIDE REDUCER RING TO ACCOMMODATE PROPOSED CASTING.

FRAME AND GRATE SHALL BE JOHN BOUCHARD & SONS NUMBER 3300 OR APPROVED EQUAL

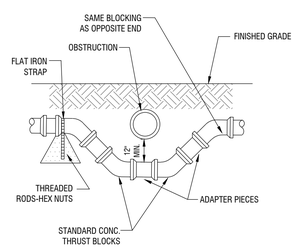


SECTION A-A

SECTION B-B

3 CURB INLET

NTS



6 WATER LINE CONSTRUCTION AT UTILITY CROSSING

NTS

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LA VERGNE, TN 37086

DAVID S. ARBY
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
2025

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

SITE DEVELOPMENT DETAILS

C7.1

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

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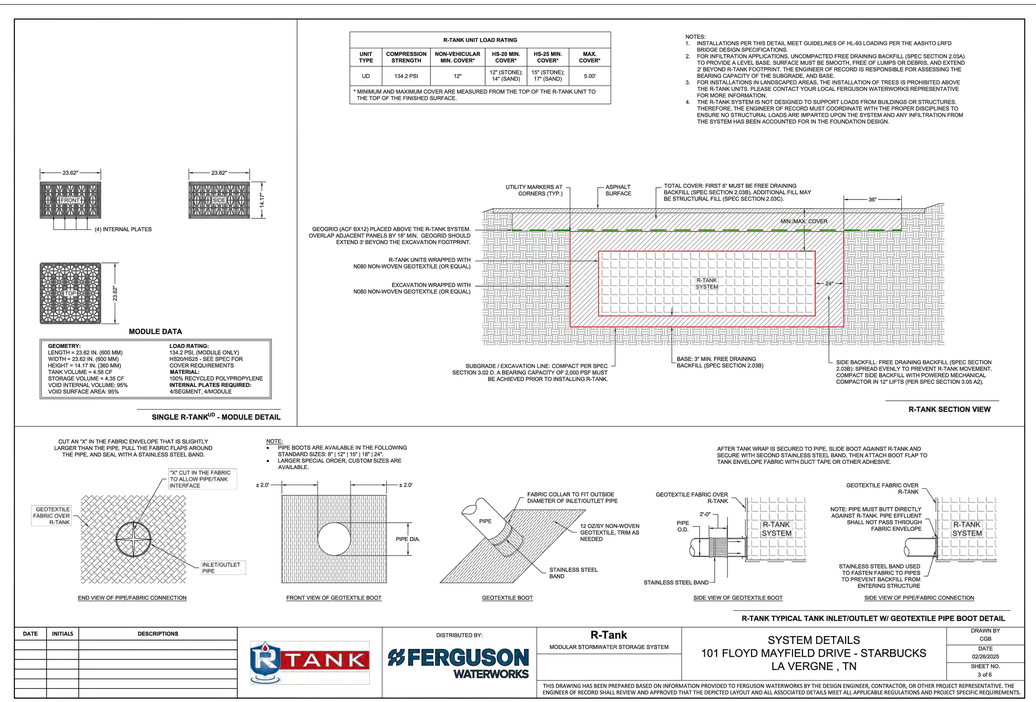
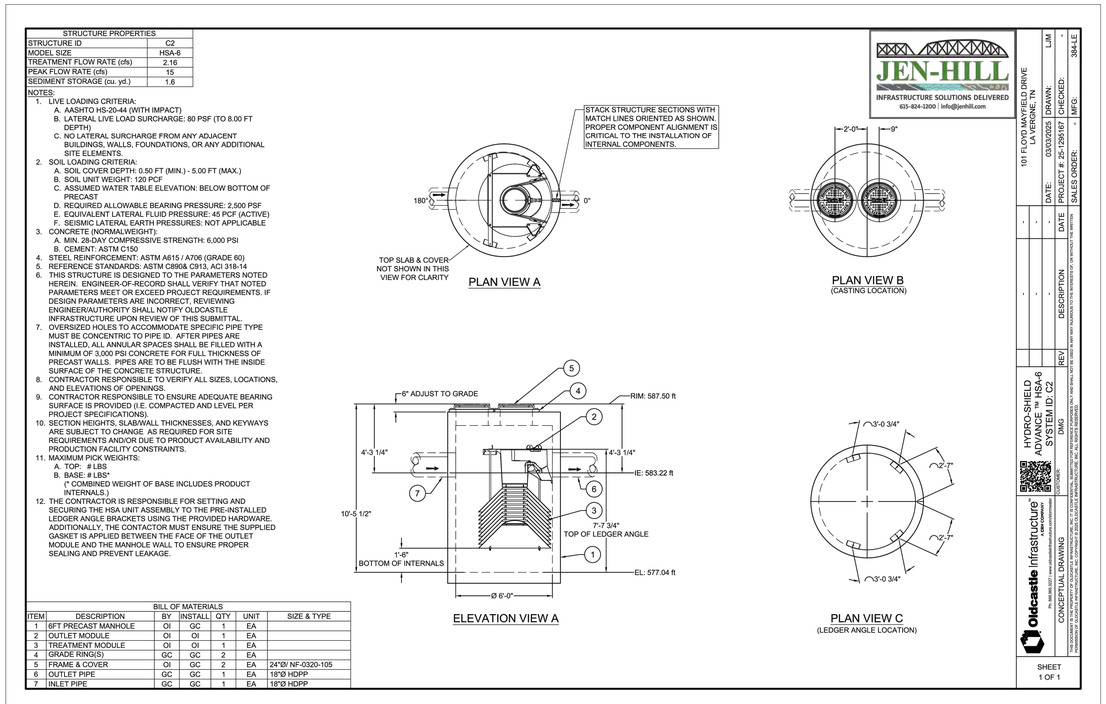


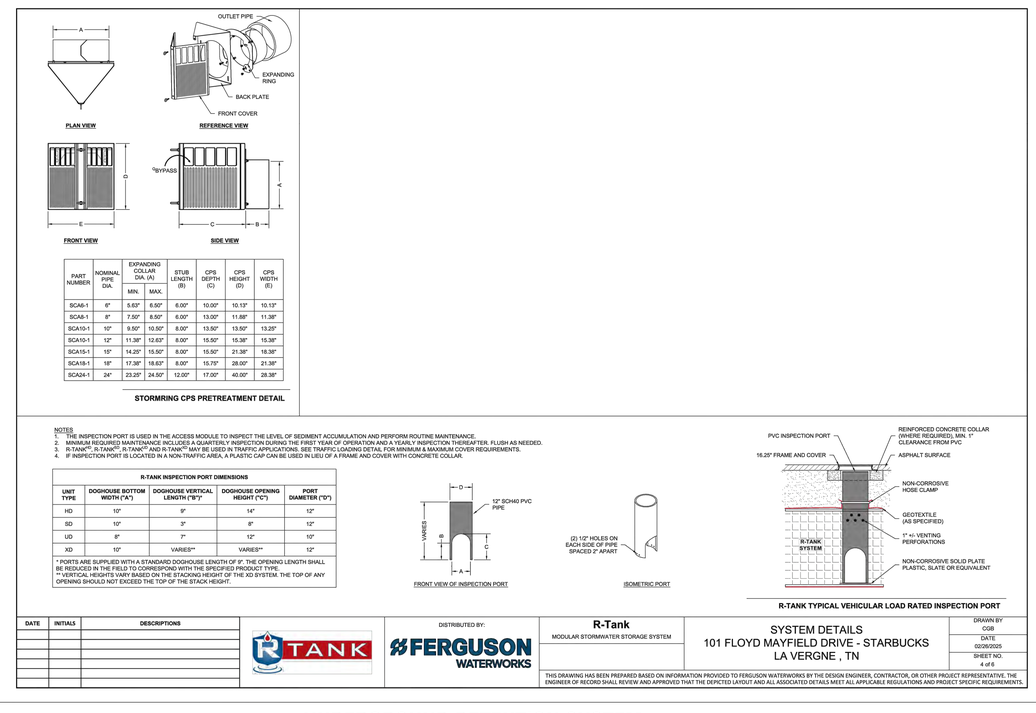
3 UNDERGROUND DETENTION SYSTEM

NTS



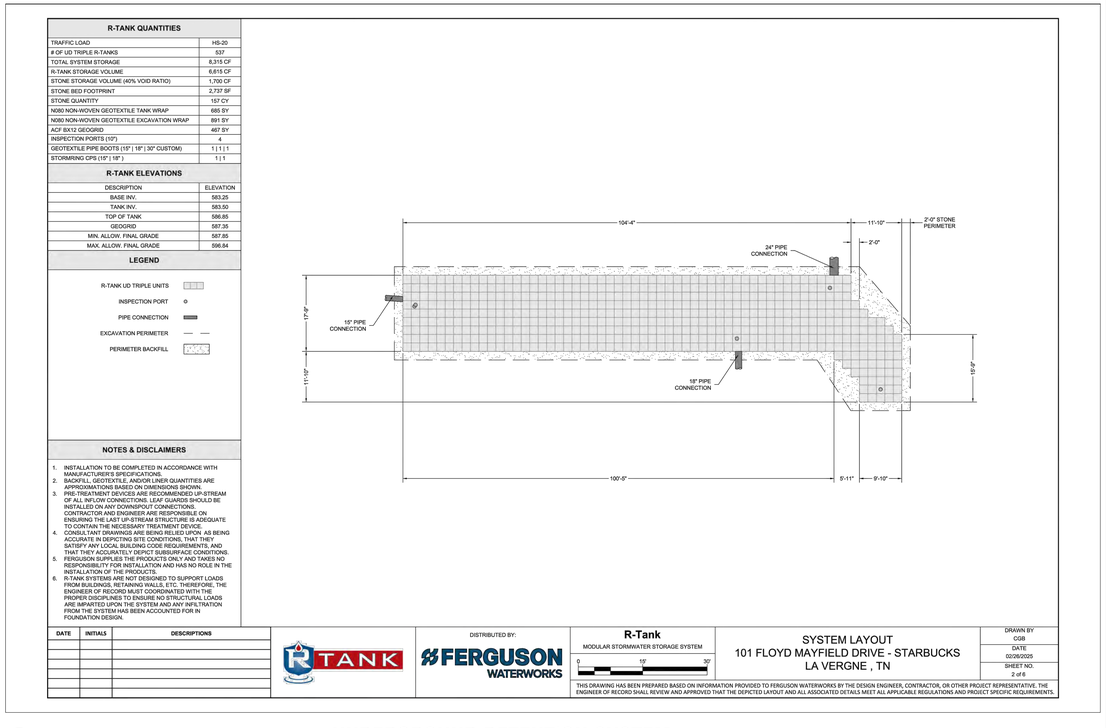
1 WATER QUALITY UNIT

NTS



4 UNDERGROUND DETENTION SYSTEM

NTS



2 UNDERGROUND DETENTION SYSTEM

NTS

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:
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PROPOSED COMMERCIAL
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DAVID S. ARBY
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
25

REVISIONS
NO. | DESCRIPTION | DATE

DATE: 04/28/25
DMG Project No: 24159
STORMWATER VENDOR DETAILS
C7.2

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne_TN_C7-0_Dtl.dwg–C7.2 Apr 26, 2025 – 2:06pm MarkAnno

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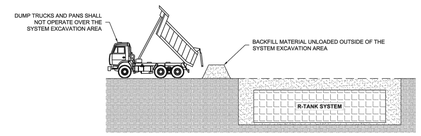
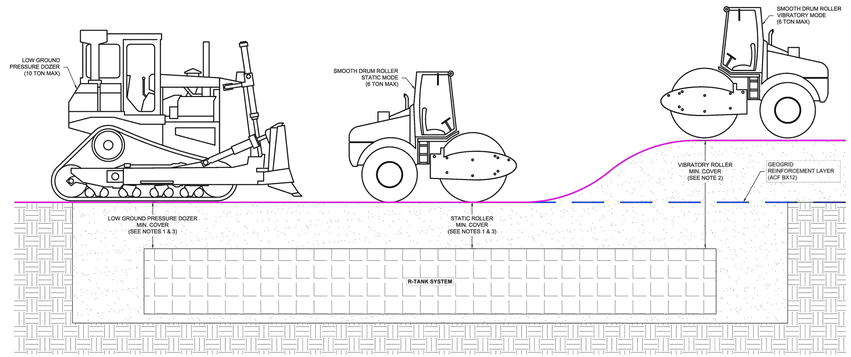
R-TANK CONSTRUCTION EQUIPMENT RECOMMENDATIONS				
UNIT TYPE	COMPRESSION STRENGTH	10 TON LOW GROUND PRESSURE DOZER MIN. COVER	6 TON SMOOTH DRUM STATIC ROLLER MIN. COVER	6 TON SMOOTH DRUM VIBRATORY ROLLER MIN. COVER
HD	33.4 PSI	12" (SEE NOTE 1, 2 & 3)	12" (SEE NOTE 1, 2 & 3)	24" (SEE NOTE 2)
SD	42.9 PSI	12" (SEE NOTE 1, 2 & 3)	12" (SEE NOTE 1, 2 & 3)	24" (SEE NOTE 2)

NOTES:
1. FOLLOWING PLACEMENT OF SIDE BACKFILL, A UNIFORM 12" LIFT OF THE FREELY DRAINING MATERIAL (SPEC SECTION 2.03.B1) SHALL BE PLACED OVER THE R-TANK AND LIGHTLY COMPACTED USING A WALK-BEHIND TRENCH ROLLER. ALTERNATELY, A ROLLER (MAXIMUM GROSS VEHICLE WEIGHT OF 6 TONS) MAY BE USED. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. **SPEC SECTION 3.05 A5**
2. AFTER THE GEOGRID IS INSTALLED OVER THE INITIAL LAYER, THE GRADED AGGREGATE BASE MATERIALS CAN BE PUSHED OUT (MAX MACHINE SIZE IS 10 TON LGP DOZER OR SMALLER) IN A SINGLE LIFT AND STATIC ROLLED BY A MACHINE WITH A MAX GROSS VEHICLE WEIGHT OF 6 TONS. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. SPEC SECTION 3.05 A5
2. ONLY LOW PRESSURE TIRE OR TRACK VEHICLES (LESS THAN 7 PSI AND OPERATING WEIGHT OF LESS THAN 20,000 LBS) SHALL BE OPERATED OVER THE R-TANK SYSTEM DURING CONSTRUCTION. **SPEC SECTION 3.05 A5**
3. DUMP TRUCKS AND PANS SHALL NOT BE OPERATED WITHIN THE R-TANK SYSTEM AT ANY TIME. WHERE NECESSARY, THE HEAVY EQUIPMENT SHOULD UNLOAD IN AN AREA ADJACENT TO THE R-TANK SYSTEM AND THE MATERIAL SHOULD BE MOVED OVER THE SYSTEM WITH TRACKED EQUIPMENT. **SPEC SECTION 3.05 A5**
4. A MINIMUM OF 48 HOURS OF CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF EXCAVATION UNTIL THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIALS ARE IN PLACE. NO NON-INSTALLATION RELATED LOADING SHOULD BE ALLOWED OVER THE R-TANK SYSTEM UNTIL THE FINAL DESIGN SECTION HAS BEEN CONSTRUCTED (INCLUDING PAVEMENT). **SPEC SECTION 3.05 B**
5. SEE R-TANK INSTALLATION GUIDE OR CONTACT YOUR LOCAL FERGUSON REPRESENTATIVE FOR ADDITIONAL INFORMATION.



DUMP TRUCK DETAIL



R-TANK HD OR SD CONSTRUCTION EQUIPMENT COVER DETAIL - VEHICULAR TRAFFIC

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank MODULAR STORMWATER STORAGE SYSTEM

CONSTRUCTION EQUIPMENT COVER DETAIL
101 FLOYD MAYFIELD DRIVE - STARBUCKS
LA VERGNE , TN

DRAWN BY: CGB | DATE: 02/26/2025 | SHEET NO.: 5 of 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

1 UNDERGROUND DETENTION SYSTEM
NTS

R-TANK SPECIFICATION

PART 1 - GENERAL
1.01 DESCRIPTION OF WORK INCLUDED
A. Provide excavation and base preparation per geotechnical engineer's recommendations and/or as shown on the design drawings, to provide adequate support for project design loads and safety from excavation sidewall collapse. Excavations shall be in accordance with the owner's and OSHA requirements.
B. Provide and install R-Tank system and all related products per the manufacturer's installation guidelines.
C. Provide and construct the cover of the R-Tank system including; stone backfill, structural fill cover, and pavement section as specified.
D. Protect R-Tank system from construction traffic after installation until completion of all construction activity in the installation area.

1.02 QUALITY CONTROL
A. All materials shall be manufactured in ISO certified facilities.
B. Installation Contractor shall demonstrate knowledge and experience in the installation of subsurface storage system. A pre-installation conference shall be performed per section 1.05.
C. Installation Personnel: Performed only by skilled workers with experience in bulk earthworks, pipe, chamber, or pond/landfill construction projects of comparable size and quality.
D. Contractor must have manufacturer's representative available for site review if requested by Owner.

1.03 SUBMITTALS
A. Submit proposed R-Tank layout drawings. Drawings shall include typical section details as well as the required base elevation of stone and tanks, minimum cover requirements and tank configuration.
B. Submit manufacturer's product data; including compressive strength and unit weight.
C. Submit manufacturer's installation instructions.
D. Submit R-Tank sample for review. Reviewed and accepted samples will be returned to the Contractor.
E. Submit material certificates for geotextile, geogrid, base course and backfill materials.
F. Submit required experience and personnel requirements as specified in Section 1.03.
G. Any proposed equal alternative product substitution to this specification must be submitted for review and approved prior to bid opening. Review package should include third party reviewed performance data that meets or exceeds criteria in Table 2.01 B.

1.04 DELIVERY, STORAGE, AND HANDLING
A. Protect R-Tank and other materials from damage during delivery and storage. Inspect and store UV sensitive materials under tarp to protect from sunlight when time from delivery to installation exceeds two weeks. Storage of materials should be on smooth surfaces, free from dirt, mud and debris.
B. Handling is to be performed with equipment appropriate to the materials and site conditions, and may include hand, handcart, forklifts, extension lifts, etc.
C. Cold weather:
1. Care must be taken when handling plastics when air temperature is 40 degrees or below as plastic becomes brittle.
2. Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen ground or wet, saturated or muddy subgrade.

1.05 PREINSTALLATION CONFERENCE.
A. Prior to the start of the installation, a preinstallation conference shall occur with the representatives from the design team, the general contractor, the excavation contractor, the R-Tank installation contractor, and the manufacturer's representative.

1.06 PROJECT CONDITIONS
A. Coordinate installation for the R-Tank system with other on-site activities to eliminate all non-installation related construction traffic over the completed R-Tank system. No loads heavier than the design loads shall be allowed over the system, and in no case shall loads higher than a standard AASHTO HS20 (or HS25, depending on design criteria) load be allowed on the system at any time.
B. Protect adjacent work from damage during R-Tank system installation.
C. All pre-treatment systems to remove debris and heavy sediments must be in place and functional prior to operation of the R-Tank system.
D. Contractor is responsible for any damage to the system during construction.

PART 2 - PRODUCTS
2.01 R-TANK UNITS
A. R-Tank - Injection molded plastic tank plates assembled to form a modular structure of predesigned height (custom for each project).
B. R-Tank units shall meet the following Physical & Chemical Characteristics:

PROPERTY	DESCRIPTION	R-Tank^{HD} VALUE	R-Tank^{SD} VALUE	R-Tank^{HD} VALUE	R-Tank^{SD} VALUE
Void Area	Volume available for water storage	95%	95%	95%	95%
Surface Void Area	Percentage of exterior available for infiltration	90%	90%	90%	90%
Vertical Compressive Strength	ASTM D 2412 / ASTM F 2418	33.4 psi	42.9 psi	134.2 psi	240.2 psi
Lateral Compressive Strength	ASTM D 2412 / ASTM F 2418	22.4 psi	28.9 psi	N/A	N/A
HS-20 Minimum Cover	Cover required to support HS-20 loads	20"	18"	12" (STONE BACKFILL)	6"
HS-25 Minimum Cover	Cover required to support HS-25 loads	24"	19"	15" (STONE BACKFILL)	6"
Maximum Cover	Maximum allowable cover depth	< 7 feet	< 10 feet	5 feet	16.7 feet
Unit Weight	Weight of plastic per cubic foot of tank	3.62 lbs/sf	3.96 lbs / sf	4.33 lbs / sf	7.55 lbs / sf
Rib Thickness	Thickness of load-bearing members	0.18 inches	0.18 inches	N/A	N/A
Service Temperature	Safe temperature range for use	-14 – 167° F	-14 – 167° F	-14 – 167° F	-14 to 185° F

C. Supplier: Ferguson Waterworks; visit www.fergusonga.com for more information.

2.02 GEOSYNTHETICS
A. Geotextile. A geotextile envelope is required to prevent backfill material from entering the R-Tank modules.
1. Standard Application: The standard geotextile shall be an 8 oz per square yard nonwoven geotextile.
2. Infiltration Applications: When water must infiltrate/exfiltrate through the geotextile as a function of the system design, a woven monofilament shall be used.
B. Geogrid. For installations subject to traffic loads and/or when required by project plans, install geogrid to reinforce backfill above the R-Tank system. Geogrid is not always required for R-TankUD installations, and is often not required for non-traffic load applications.

2.03 BACKFILL & COVER MATERIALS
A. Bedding Materials: Stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System) shall be used below the R-Tank system (3" minimum). Material must be free from lumps, debris, and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation. For infiltration applications bedding material shall be free draining.
B. Side and Top Backfill: Material must be free from lumps, debris and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.
1. Traffic Applications: Free draining material shall be used adjacent to and above the R-Tank system.
a. Standard: ASTM D2321 Class I backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System). For UD modules with less than 14" of top cover, backfill material shall be free draining stone (angular and smaller than 1.5" in diameter). The use of soil backfill on the sides and top of the UD module is not permitted unless the modules are installed outside of traffic areas or with cover depths of 14" or more.
b. Top backfill material (from top of module to bottom of pavement base or 12" maximum) must be consistent with side backfill.
2. Non-Vehicular Applications - For all R-Tank modules installed in green spaces and not subject to vehicular loads, backfill materials may either follow the guidelines for Traffic Applications above, or the top backfill layer (12" minimum) may consist of AASHTO #57 stone blended with 30-40% (by volume) topsoil to aid in establishing vegetation.
C. Additional Cover Materials: Structural Fill shall consist of granular materials meeting the gradation requirements of SM, SP, SW, GM, GP or GW as classified by the Unified Soil Classification System. Structural fill shall have a maximum of 25 percent passing the No. 200 sieve, shall have a maximum clay content of 10 percent and a maximum Plasticity Index of 4. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

2.04 OTHER MATERIALS
A. Utility Marker: Install metallic tape at corners of R-Tank system to mark the area for future utility detection.

PART 3 - EXECUTION
3.01 ASSEMBLY OF R-TANK UNITS
A. Assembly of modules shall be performed in accordance with the R-Tank Installation Manual, Section 2.

3.02 LAYOUT AND EXCAVATION
A. Installer shall stake out, excavate, and prepare the subgrade area to the required plan grades and dimensions, ensuring that the excavation is at least 2 feet greater than R-Tank dimensions in each direction allowing for installation of geotextile filter fabric, R-Tank modules, and free draining backfill materials.
B. All excavations must be prepared with OSHA approved excavated sides and sufficient working space.
C. Protect partially completed installation against damage from other construction traffic by establishing a perimeter with high visibility construction tape, fencing, barricades, or other means until installation is complete.
D. Base of the excavation shall be uniform, level, and free of lumps or debris and soft or yielding subgrade areas. A minimum 2,000 pounds per square foot bearing capacity is required.
1. Standard Applications: Compact subgrade to a minimum of 95% of Standard Proctor (ASTM D698) density or as required by the Owner's engineer.
2. Infiltration Applications: Subgrade shall be prepared in accordance with the contract documents. Compaction of subgrade should not be performed in infiltration applications.
E. Unsuitable Soils or Conditions: All questions about the base of the excavation shall be directed to the owner's engineer, who will approve the subgrade conditions prior to placement of stone. The owner's engineer shall determine the required bearing capacity of the R-Tank subgrade; however in no case shall a bearing capacity of less than 2,000 pounds per square foot be provided.
1. If unsuitable soils are encountered or if the subgrade is pumping or appears excessively soft, repair the area in accordance with contract documents and/or as directed by the owner's engineer.
2. If indications of the water table are observed during excavation, the engineer shall be notified to provide recommendations.
3. Do not start installation of the R-Tank system until unsatisfactory subgrade conditions are corrected and the subgrade conditions are accepted by the owner's engineer.

3.03 PREPARATION OF BASE
A. Where a geotextile wrap is specified, install the specified fabric along the excavated surfaces while removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags or other ballast to secure overlaps. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.
B. Prepare a thin layer (3" unless otherwise specified) of bedding material (Section 2.03 A) over the subgrade to establish a level working surface for the R-Tank modules. Level to within ½" (+/- ¼") or as shown on the plans. Native subgrade soils or other materials may be used if determined to meet the requirements of 2.03 A and are accepted by the owner's engineer.
1. Standard Applications: Static roll or otherwise compact bedding materials until they are unyielding.
2. Infiltration Applications: Bedding materials shall be prepared in accordance with the contract documents.
C. Outline the footprint of the R-Tank system on the excavation floor using spray paint or chalk line to ensure a 2' perimeter is available around the R-Tank system for proper compaction of backfill.

3.04 INSTALLATION OF THE R-TANKS
A. Where a geotextile wrap is specified on the stone base, cut strips to length and install in excavation, removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags or other ballast to secure overlaps. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.
B. Where an impervious liner (for containment) is specified, install the liner per manufacturer's recommendations and the contract documents. The R-Tank units shall be separated from impervious liner by a non-woven geotextile fabric installed accordance with Section 3.04A.
C. Install R-Tank modules by placing side by side, in accordance with the design drawings. No lateral connections are required. It is advisable to use a string line to form square corners and straight edges along the perimeter of the R-Tank system. The modules are to be oriented as per the design drawing with required depth as shown on plans.
1. Typically, the first row of tanks placed at the end of the tank should be placed on the perimeter of the system. This will typically require that the two ends of the tank area will have a row of tanks placed perpendicular to all other tanks. If this is not shown in the construction drawings, it is a simple field adjustment that will have minimal effect on the overall system footprint. Refer to R-Tank Installation Guide for more details
2. For UD installations, there is no perpendicular end row required.
D. Wrap the R-Tank top and sides in specified geotextile. Cut strips of geotextile so that it will cover the sides and top, encapsulating the entire system to prevent backfill entry into the system. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement.
E. Identify locations of inlet, outlet and any other penetrations of the geotextile (and optional liner). These connections should be installed flush (butted up to the R-Tank) and the geotextile fabric shall be cut to enable hydraulic continuity between the connections and the R-Tank units. These connections shall be secured using pipe boots with stainless steel pipe clamps. Support pipe in trenches during backfill operations to prevent pipe from settling and damaging the geotextile, impervious liner (if specified) or pipe. Connecting pipes at 90 degree angles facilitates construction, unless otherwise specified. Ensure end of pipe is installed snug against R-Tank system.
F. Install Inspection and Maintenance Ports in locations noted on plans. At a minimum one maintenance port shall be installed within 10' of each inlet & outlet connection, and with a maximum spacing of one maintenance port for every 2,500 square feet. Install all ports as noted in the R-Tank Installation Guide.
G. If required, install ventilation pipes and vents as specified on drawings to provide ventilation for proper hydraulic performance. The number of pipes and vents will depend on the size of the system. Vents are often installed using a 90 degree elbow with PVC pipe into a landscaped area with "U" bend or venting bollard to inhibit the ingress of debris. A ground level concrete or steel cover can be used.

3.05 BACKFILLING OF THE R-TANK UNITS
A. Backfill and fill with recommended materials as follows:
1. Place freely draining backfill materials (Section 2.03 B) around the perimeter in lifts with a maximum thickness of 12". Each lift shall be placed around the entire perimeter such that each lift is no more than 24" higher than the side backfill along any other location on the perimeter of the R-Tank system. No fill shall be placed over top of tanks until the side backfill has been completed.
2. Each lift shall be compacted at the specified moisture content to a minimum of 95% of the Standard Proctor Density (for self-compacting stone materials). The side lifts must be compacted with walk behind compaction equipment. Even when "self-compacting" backfill materials are selected, a walk behind vibratory compactor must be used.
3. Take care to ensure that the compaction process does not allow the machinery to come into contact with the modules due to the potential for damage to the geotextile and R-Tank units.
4. No compaction equipment is permissible to operate directly on the R-Tank modules.
5. Top Backfill: Only low pressure track vehicles shall be operated over the R-Tank system during construction. Dump Trucks and Pans shall not be operated within the R-Tank system footprint at any time. Heavy equipment should unload in an area adjacent to the R-Tank system and the material should be moved over the system using tracked equipment with an operating weight of less than 20,000 lbs.
6. If required, install a geogrid as shown on plans. Geogrid shall extend a minimum of 3 feet beyond the limits of the excavation wall.
7. Following placement and compaction of the initial cover, subsequent lifts of structural fill (Section 2.03 C) shall be placed at the specified moisture content and compacted to a minimum of 95% of the Standard Proctor Density and shall cover the entire footprint of the R-Tank system. During placement of fill above the system, unless otherwise specified, a uniform elevation of fill shall be maintained to within 12" across the footprint of the R-Tank system. Do not exceed maximum cover depths listed in Table 2.01 B.
8. Place additional layers of geotextile and/or geogrid at elevations as specified in the design details. Each layer of geosynthetic reinforcement placed above the R-Tank system shall extend a minimum of 3 feet beyond the limits of the excavation wall.
B. Ensure that all unsealed construction traffic is kept away from the limits of excavation until the project is complete and final surface materials are in place. No non-installation related loading should be allowed over the R-Tank system until the final design section has been constructed (including pavement).
C. Place surfacing materials, such as groundcovers (no large trees), or paving materials over the structure with care to avoid displacement of cover fill and damage to surrounding areas.
D. Backfill depth over R-Tank system must be within the limitations shown in the table in Section 2.01 B. If the total backfill depth does not comply with this table, contact engineer or manufacturer's representative for assistance.

3.06 MAINTENANCE REQUIREMENTS
A. A routine maintenance effort is required to ensure proper performance of the R-Tank system. The Maintenance program should be focused on pretreatment systems. Ensuring these structures are clean and functioning properly will reduce the risk of contamination of the R-Tank system and stormwater released from the site. Pre-treatment systems shall be inspected yearly, or as directed by the regulatory agency and by the manufacturer (for proprietary systems). Maintain as needed using acceptable practices or following manufacturer's guidelines (for proprietary systems).
B. All inlet pipes and Inspection and/or Maintenance Ports in the R-Tank system will need to be inspected for accumulation of sediments at least quarterly through the first year of operation and at least yearly thereafter.
C. If sediment has accumulated to the level noted in the R-Tank Maintenance Guide or beyond a level acceptable to the Owner's engineer, the R-Tank system should be flushed.
D. All inspection and maintenance activities should be performed in accordance with the R-Tank Operation, Inspection & Maintenance Manual.

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank MODULAR STORMWATER STORAGE SYSTEM

R-TANK SPECIFICATION
101 FLOYD MAYFIELD DRIVE - STARBUCKS
LA VERGNE , TN

DRAWN BY: CGB | DATE: 02/26/2025 | SHEET NO.: 6 of 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

2 UNDERGROUND DETENTION SYSTEM
NTS

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DESIGN MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

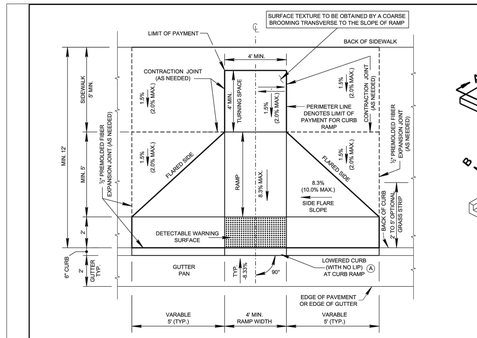
REVISIONS

NO.	DATE	DESCRIPTION

DAVID S. ARGO — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 25

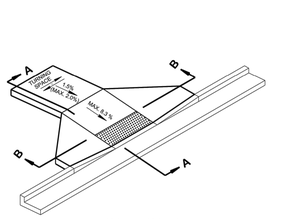
DATE:	04/28/25
DMG Project No:	24159

STORMWATER VENDOR DETAILS
C7.3

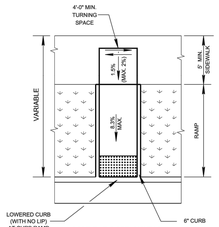


PERPENDICULAR CURB RAMP

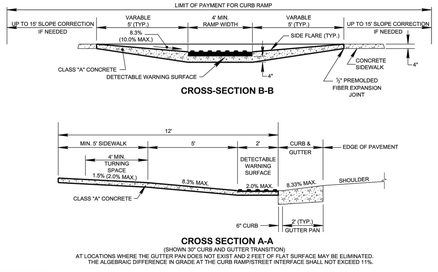
PLAN VIEW



ISOMETRIC VIEW
CURB RAMP WITH GUTTER DETAIL



CURB RAMP WITH RETURNED CURB



CROSS-SECTION B-B

CROSS SECTION A-A

(SHOWN 30" CURB AND GUTTER TRANSITION)
AT LOCATIONS WHERE THE GUTTER PAN DOES NOT EXIST AND 2 FEET OF FLAT SURFACE MAY BE ELIMINATED. THE ALGEBRAIC DIFFERENCE IN GRADE AT THE CURB RAMP/STREET INTERFACE SHALL NOT EXCEED 11%.

GENERAL NOTES

(A) PERPENDICULAR CURB RAMPS TO BE USED WHEN TOTAL SIDEWALK OR SIDEWALK AND GRASS STRIP WIDTH IS 12' OR GREATER, SEE STD. DWG. MM-CR-5 FOR PERPENDICULAR CURB RAMP IN CURVE, AND SEE STD. DWG. MM-CR-6 FOR PERPENDICULAR CURB RAMP PLACED OUTSIDE CURVE. PERPENDICULAR CURB RAMP MINIMUM DIMENSION SHOWN FOR 8" VERTICAL CURB.

(B) CURB SHALL BE FLUSH ACROSS ENTIRE WIDTH OF CURB RAMP. DETECTABLE WARNING SURFACES SHALL EXTEND 2' IN THE DIRECTION OF PEDESTRIAN TRAVEL, AT CURB RAMPS AND BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITION, OR TURNING SPACE. SEE STD. DWG. MM-CR-1 FOR DETECTABLE WARNING SURFACE DETAILS.

(C) DESIGN / CONSTRUCTION MODIFICATIONS MAY BE REQUIRED FOR CURB RAMPS TO BE INSTALLED ALONG A ROADWAY WITH LONGITUDINAL GRADES EXCEEDING 5%. ENGINEER SHOULD BE NOTIFIED FOR ASSESSMENT IF THE CURB RAMP SIDE FLARES EXCEED 10' IN LENGTH DUE TO THE LONGITUDINAL GRADE.

(D) PAYMENT:

NEW:
ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN NEWLY CONSTRUCTED SIDEWALK AREAS, SHALL BE PAID BY ITEM NO. 701-02.03, CONCRETE CURB RAMP, PER SQUARE FOOT.

PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF THE CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

RETROFIT:
ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN EXISTING SIDEWALK AREAS, REMOVAL OF THE EXISTING SIDEWALK, AND ADJUSTMENT OF GUTTER PAN SLOPE, SHALL BE PAID BY ITEM NO. 701-02.01, CONCRETE CURB RAMP (RETROFIT), PER SQUARE FOOT.

PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR INSTALLATION OF CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

COST OF CURB AND GUTTER TO BE INCLUDED IN THE PRICE OF ITEM NO. 702-01, CONCRETE CURB, PER C. Y. OR ITEM NO. 702-03, CONCRETE COMBINED CURB & GUTTER, PER C. Y.

(E) WHERE NEW CURB RAMP CONDITIONS DO NOT MEET EXISTING SIDEWALK, THE DESIGNER SHALL ADD ADDITIONAL QUANTITY FOR 15 FEET OF SIDEWALK MODIFICATION TO TIE TO THE EXISTING GRADE.

(F) SIGNALIZED INTERSECTIONS WITH SIDEWALK SHALL HAVE PEDESTRIAN SIGNAL HEADS AND PUSHBUTTONS. ALL ACCESSIBLE PEDESTRIAN SIGNAL (APS) PUSHBUTTONS SHALL BE ALIGNED WITH THE DIRECTION OF THE RAMP. SEE TDOT TRAFFIC DESIGN MANUAL FOR DETAILS.

(G) FOR ADDITIONAL SIDEWALK DETAILS AND IF MAILBOXES ARE REMOVED DURING INSTALLATION OF THE CURB RAMP, PROVIDE A 12" X 12" OPENING BEHIND THE CURB. SEE STD. DWG. MM-SW-1.

(H) 9" GRASS STRIP IS INSTALLED, THE SIDE FLARES MAY BE OMITTED AND A RETURNED CURB OPTION MAY BE USED.

(I) DESIRABLE SIDEWALK CROSS SLOPE IS 1.5 %, ABSOLUTE MAXIMUM IS 2.0 %.

(J) SURFACE TEXTURE TO BE OBTAINED BY A COARSE BROOMING TRANSVERSE TO THE SLOPE OF CURB RAMP.

(K) SEE STD. DWG. T-M-4 FOR CROSSWALK MARKING DETAILS.

(Replaced Std Dwg RP-H-4)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

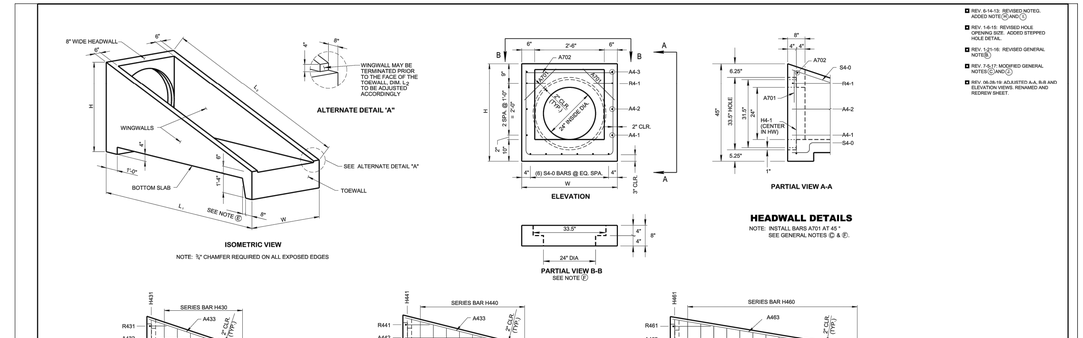
PERPENDICULAR CURB RAMP

01-07-2019 | MM-CR-2

NOT TO SCALE

3 TDOT SIDEWALK CURB RAMP DETAIL

NTS

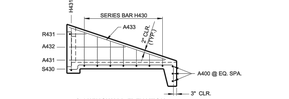


ISOMETRIC VIEW

NOTE: ¾" CHAMFER REQUIRED ON ALL EXPOSED EDGES

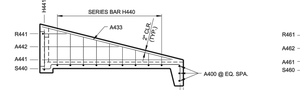
HEADWALL DETAILS

NOTE: INSTALL BARS A701 AT 45 ° SEE GENERAL NOTES (B) & (F).



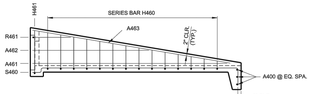
3:1 WINGWALL ELEVATION

NOTE: A-BARS IN HEADWALL NOT SHOWN FOR CLARITY.



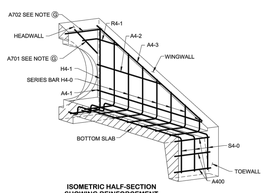
4:1 WINGWALL ELEVATION

NOTE: A-BARS IN HEADWALL NOT SHOWN FOR CLARITY.



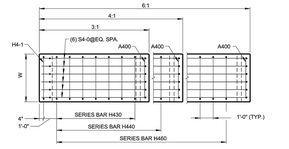
6:1 WINGWALL ELEVATION

NOTE: A-BARS IN HEADWALL NOT SHOWN FOR CLARITY.



ISOMETRIC HALF-SECTION SHOWING REINFORCEMENT

(3:1 SHOWN, 4:1 & 6:1 SIMILAR)
SEE GENERAL NOTE (C)



BOTTOM SLAB PLAN

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE AND ALL PRECAST 24" CONCRETE ENDWALLS (TYPE "U") FOR CROSS DRAINS ONLY. "U" ENDWALL TO BE PLACED AT 90° SKEW TO CENTERLINE. SEE STD. DWG. D-PE-24B FOR SKEWED CONNECTION DETAIL WHEN CROSS DRAIN IS NOT PERPENDICULAR TO CENTERLINE. CAST-IN-PLACE CONCRETE ENDWALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS.

(B) SEE STD. DWG. D-PE-24B FOR BILL OF STEEL & PRECAST NOTES.

(C) "-" IN BAR DESIGNATION REPRESENTS 3, 4 OR 6 FOR 3:1, 4:1 OR 6:1 SLOPES, RESPECTIVELY. SEE STD. DWG. D-PE-24B.

(D) SPLICING OF REINFORCEMENT IS ACCEPTABLE PROVIDED THAT A MINIMUM 21" SPLICE LENGTH IS USED.

(E) TOEWALL BACK SLOPE MAY BE CONSTRUCTED VARIABLE FROM VERTICAL UP TO 15°.

(F) 90° STEPS ARE SHOWN ON THE STEPPED HOLE DETAIL, HOWEVER MINOR VARIATIONS OF THE TAPER ARE ACCEPTABLE.

(G) OPTIONAL STEPPED HOLE OR HOLE FORMERS ARE ALLOWED PROVIDED THE AMOUNT OF COVER BETWEEN THE PIPE OPENING AND BARS A701 AND A702 IS THE SAME OR GREATER THAN SHOWN ON THIS DRAWING.

(H) PAYMENT WILL BE MADE UNDER:

611-07.57 24" ENDWALL (CROSS DRAIN) 3:1 EACH
611-07.58 24" ENDWALL (CROSS DRAIN) 4:1 EACH
611-07.59 24" ENDWALL (CROSS DRAIN) 6:1 EACH

(I) THE CONTRACTOR MAY BE ELECT TO SUBSTITUTE AN APPROVED ALTERNATIVE DESIGN.

(J) DIMENSIONAL AND REINFORCING TOLERANCES WILL BE AS SHOWN IN STANDARD OPERATING PROCEDURE (SOP) 5-3.3.

DIMENSIONS AND QUANTITIES FOR ONE ENDWALL 24" PIPE

SLOPE	CONCRETE ENDWALL DIMENSIONS				ESTIMATED QUANTITIES	
	H	L_1	L_2	W	CLASS "A" CONC. CU. YD.	STEEL BAR REINF. LB.
3:1		8'-9"	8'-10½"		1.28	124
4:1	3'-9"	11'-0"	11'-4"	3'-6"	1.61	153
6:1		16'-2"	16'-4½"		2.26	215

- REV. 6-14-13: REVISED NOTEG. ADDED NOTE (C) AND (C)
- REV. 1-6-15: REVISED HOLE OPENING SIZE , ADDED STEPPED HOLE DETAIL.
- REV. 1-21-16: REVISED GENERAL NOTES (C)
- REV. 7-5-17: MODIFIED GENERAL NOTES (C) AND (C)
- REV. 06-26-19: ADJUSTED &A, B-B AND ELEVATION VIEWS, RENAMED AND REDREW SHEET.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

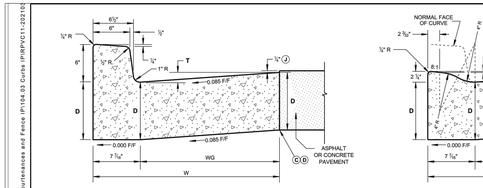
TYPE "U" CROSS DRAIN ENDWALL FOR 24" PIPE (FOR 3:1, 4:1 & 6:1 SLOPES)

03-01-2012 | D-PE-24A

NOT TO SCALE

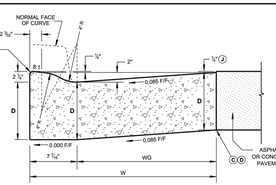
1 TDOT ENDWALL DETAIL

NTS



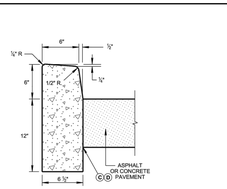
6" CONCRETE CURB AND GUTTER

(PAY ITEM NO. 702-03)



LOWERED CONCRETE CURB AND GUTTER

(PAY ITEM NO. 702-03)



6" DETACHED CONCRETE CURB

(PAY ITEM NO. 702-01)

REV. 06-26-2019: REVISED DETAILS FOR 6" CONCRETE COMBINED CURB AND GUTTER AND LOWERED CONCRETE CURB. GENERAL NOTES' ADDED NOTE (J). REMOVED NOTE (K). ADDED NOTE (K) FOR LOWERED CONCRETE CURB. ADDED NOTES TO NOTES NOS. (D) AND (L). ADJUSTED WIDTH OF GUTTER (WG) DIMENSIONS. REDREW SHEET.

REV. 03-04-2021 - REVISED THE DESCRIPTION OF THE STANDARD DRAWING. REMOVED TYPE S-62 FROM THE DRAWING AND REVISED TABLES. ADDED "CONCRETE" FROM THE TITLE AND FROM THE TABLES.

CONCRETE CURB AND GUTTER TABLE

TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES
6-30	30	22 ⅞"	2
6-36	36	28 ⅞"	2½

QUANTITIES FOR DETACHED CURB

HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02534

QUANTITIES FOR CURB AND GUTTER

DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
6	30	0.05573	0.04875
	36	0.06499	0.05804
7	30	0.06345	0.05647
	36	0.07425	0.06730

LEGEND

D = VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T = VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
W = TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG = WIDTH OF GUTTER

GENERAL NOTES

(A) FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.

(B) THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.

(C) CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.

(D) EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
1. AT TANGENT POINTS OF CIRCULAR CURBS.
2. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
3. AT LOCATIONS WHERE CRACKS TEND TO DEVELOP.
4. AT LINE UP WITH PAVEMENT EXPANSION JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
5. THE MAXIMUM SPACING IS TO BE 100 FEET LINEAR.
6. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.

(E) CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING 0F 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.

(F) EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.

(G) ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.

(H) THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.

(I) PAYMENT WILL BE AS FOLLOWS:
ITEM NO. 702-01 CONCRETE CURB, PER C.Y.
ITEM NO. 702-03 CONCRETE COMBINED CURB AND GUTTER, PER C.Y.

(J) THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.

LOWERED CONCRETE CURB NOTES

(K) TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

(L) TO BE USED FOR PROPOSED RAMP OPENINGS.

(Replaced Std Dwg RP-NMC-11)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

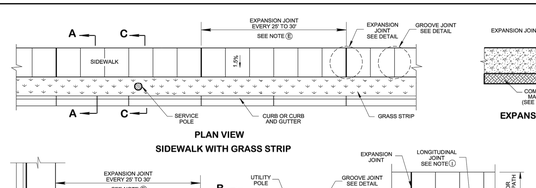
VERTICAL CONCRETE CURB AND CURB AND GUTTER (FOR 6" & 7" GUTTER DEPTH)

05-15-2018 | RP-VC-11

NOT TO SCALE

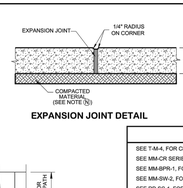
4 TDOT CURB DETAIL

NTS

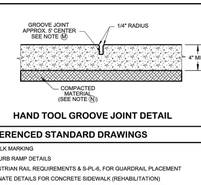


PLAN VIEW

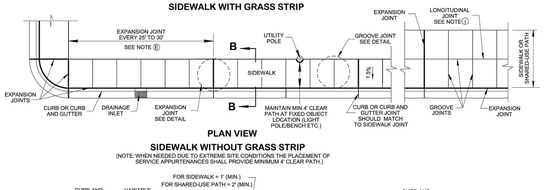
SIDEWALK WITH GRASS STRIP



EXPANSION JOINT DETAIL



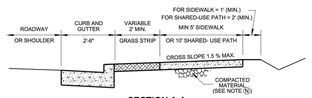
HAND TOOL GROOVE JOINT DETAIL



PLAN VIEW

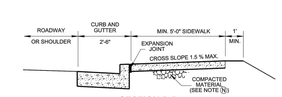
SIDEWALK WITHOUT GRASS STRIP

(NOTE: WHEN NEEDED DUE TO EXTREME SITE CONDITIONS THE PLACEMENT OF SERVICE APPURTENANCES SHALL PROVIDE MINIMUM 4' CLEAR PATH.)



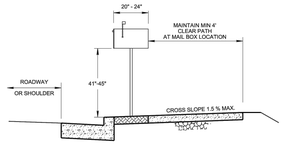
SECTION A-A

TYPICAL SIDEWALK CROSS SECTION WITH GRASS STRIP



SECTION B-B

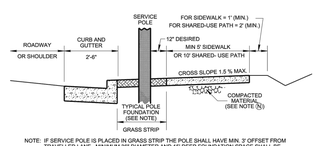
TYPICAL SIDEWALK CROSS SECTION WITHOUT GRASS STRIP



MAILBOX DETAIL

NOTE: EDGE OF MAILBOX SHALL NOT OVERHANG BEYOND THE BACK OF THE CURB. NOR SHALL THE MAILBOX OVERHANG THE SIDEWALK SUCH THAT THE USABLE WIDTH IS LESS THAN 4 FEET.

IF NEEDED, REMOVAL AND RESETTING MAILBOXES TO BE INCLUDED IN THE COST OF SIDEWALK.



NOTE: IF SERVICE POLE IS PLACED IN GRASS STRIP THE POLE SHALL HAVE MIN. 3' OFFSET FROM TRAVELLED LANE. MINIMUM 36" DIAMETER AND 10' DEEP FOUNDATION SPACE SHALL BE EVALUATED TO ELIMINATE CONFLICTS. SEE STANDARD TRAFFIC OPERATION DRAWINGS T-SG-9 AND T-SG-10 FOR MORE INFORMATION.

SERVICE APPURTENANCES (LARGE SIGNS, STRUCTURES, SIGNAL, LUMINARY AND UTILITY POLES 2' DIAMETER OR LARGER) SHALL BE PLACED OUTSIDE THE PEDESTRIAN ACCESSIBLE SPACE, PREFERABLY OUTSIDE THE SIDEWALK AREA AND INSIDE THE RIGHT-OF-WAY.

SECTION C-C

TYPICAL SIDEWALK CROSS SECTION WITH GRASS STRIP AND SERVICE APPURTENANCES

REFERENCED STANDARD DRAWINGS

SEE T-M-4, FOR CROSS WALK MARKING
SEE MM-CR SERIES FOR CURB RAMP DETAILS
SEE MM-BPR-1, FOR PEDESTRIAN RAIL REQUIREMENTS & S-PL-6, FOR GUARDRAIL PLACEMENT
SEE MM-SW-2, FOR ALTERNATE DETAILS FOR CONCRETE SIDEWALK (REHABILITATION)
SEE RP-SC-1, FOR 9" SLOPING CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS
SEE RP-VC-10 OR 11, FOR VERTICAL CONCRETE CURB AND CONCRETE CURBS AND GUTTER DETAILS
SEE MM-PM-1 THRU MM-PM-5, FOR BIKE LANE/ROUTE PAVEMENT MARKINGS
SEE RP-D-15 & 16 FOR CONCRETE DRIVEWAYS
SEE MM-TS-2 FOR PEDESTRIAN FACILITY LATERAL OFFSETS/ BUFFER GUIDANCE.
SEE MM-TS-3 FOR SHARED USE TYPICAL SECTIONS

GENERAL NOTES

(A) ALWAYS PLACE SIDEWALK AS FAR AS AWAY FROM THE TRAVELLED WAY WHEN POSSIBLE. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

(B) WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.

(C) SIDEWALK WIDTHS DO NOT INCLUDE THE SIX INCH CURB WIDTH OF PROPOSED TOP OF CURBS.

(D) MAXIMUM SIDEWALK CROSS SLOPE IS 1.5 %. ALL SIDEWALKS SHALL HAVE A BROOM FINISH AND SHALL BE 4" THICK UNLESS THE PLANS CALL FOR 6" THICKNESS. THE CONCRETE SHALL BE CLASS "A" AT 3000 PSI. ALL COST TO BE INCLUDED IN ITEM NO. 701-01.01,CONCRETE SIDEWALK (4"), S.F. OR 701-01.02,CONCRETE SIDEWALK (6"), S.F.

(E) EXPANSION JOINTS ARE TO BE PLACED 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND AN OTHER LOCATIONS WHERE STRESSES MAY DEVELOP. THE COST OF ALL EXPANSION JOINTS IS TO BE INCLUDED IN THE UNIT PRICE BID FOR THE PROPOSED SIDEWALK.

(F) CONCRETE JOINT MATERIAL TO BE FLUSH WITH THE SIDEWALK SURFACE, ONE INCH PREFORMED FILLER IN ACCORDANCE WITH SECTION 701.06 OF THE STANDARD SPECIFICATIONS.

(G) ONE INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS.

(H) HALF INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.

(I) LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 5 FEET OR LESS IN WIDTH.
ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 5 FEET BUT LESS THAN 9 FEET IN WIDTH.
TWO LONGITUDINAL JOINT MARKINGS WILL BE REQUIRED ON SIDEWALKS OVER 9 FEET BUT LESS THAN 12 FEET IN WIDTH.

(J) TRANSVERSE JOINT MARKERS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL.

(K) WHEN LEAVING A SQUARE OPENING IN THE SIDEWALK, THE LENGTH OF THE SIDE OF THE SQUARE OPENING SHOULD BE EQUAL TO THE DIAMETER OF THE FIXED OBJECT PLUS SIXTEEN INCHES. IT WILL BE BORDERED BY HALF INCH EXPANSION JOINT.

(L) WHEN NEW SIDEWALK IS PLACED ADJACENT TO EXISTING SIDEWALK THE CONTRACTOR SHALL CORRECT ALL ABRUPT CHANGES AND SLOPES TO PROVIDE A SMOOTH TRANSITION FROM THE LIMIT OF CONSTRUCTION TO EXISTING PEDESTRIAN FACILITY.

(M) DIVIDE THE SURFACE OF SIDEWALKS INTO BLOCKS USING A GROOVING TOOL. SPACE THE GROOVES APPROXIMATELY 5 FEET APART TO PRODUCE SQUARE BLOCKS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

(N) SHAPE AND COMPACT THE SUBGRADE TO A FIRM, EVEN SURFACE IN REASONABLY CLOSE CONFORMITY WITH THE GRADE AND CROSS-SECTION SHOWN ON THE PLANS. REMOVE ALL SOFT AND YIELDING MATERIAL, REPLACE IT WITH ACCEPTABLE MATERIAL, AND COMPACT IT AS DIRECTED BY THE ENGINEER.

- REV. 08-28-19 - REVISED GENERAL NOTES (B), (D), (G) & (K) ALONG WITH DETAIL NOTES FOR TYPICAL SIDEWALK CROSS SECTION WITH GRASS STRIP AND TYPICAL SIDEWALK CROSS SECTION WITHOUT GRASS STRIP" AND REDREW SIDEWALK CONSTRUCTION DETAILS WITHOUT GRASS STRIP". ADDED NOTE TO MAILBOX DETAIL.
- REV. 03-01-2023: SIDEWALK PLAN VIEWS AND GROOVE JOINT DETAIL WERE ADDED, REMOVED GENERAL NOTE (I) AND ADDED GENERAL NOTES (M) AND (N). SIDEWALK CONSTRUCTION DETAIL WAS REMOVED. SECTION C-C NOTE WAS REVISED.
- REV. 07-07-2023: REVISED MAILBOX DETAIL AND NOTE.

(Replaced Std Dwg RP-S-7)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

DETAILS FOR CONCRETE SIDEWALK

01-07-2019 | MM-SW-1

NOT TO SCALE

2 TDOT SIDEWALK DETAIL

NTS

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DESIGN MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ARBEY — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 120125 — 25

NO.	DATE	REVISIONS DESCRIPTION

DATE: 04/28/25
DMG Project No: 24159
TDOT DETAILS
C7.4

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wolfs – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C7-0_Dtl.dwg–C7.4 Apr 26, 2025 – 2:09pm MarkAnno
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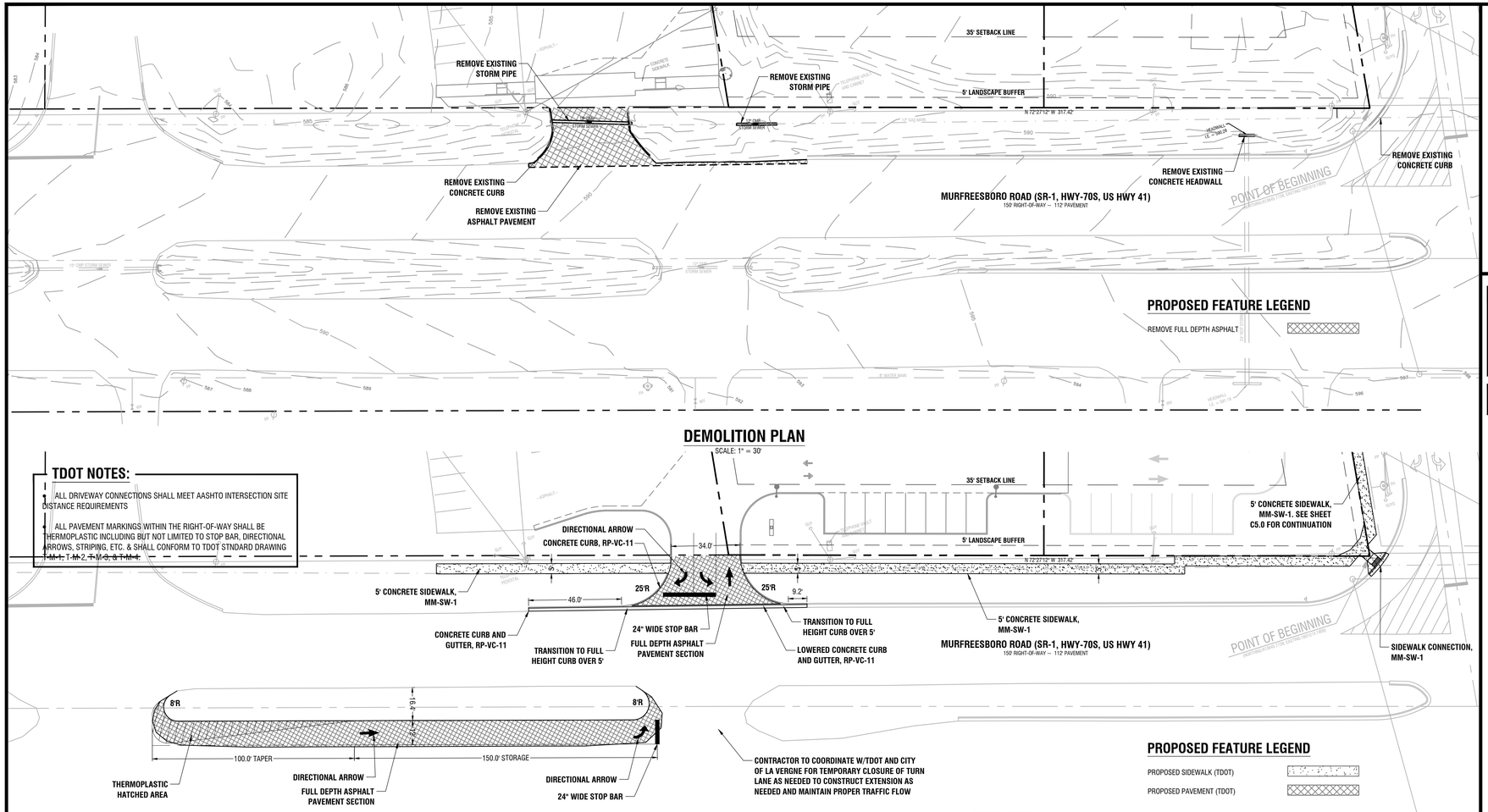


DEMOLITION PLAN

SCALE: 1" = 30'

TDOT NOTES:

- ALL DRIVEWAY CONNECTIONS SHALL MEET AASHTO INTERSECTION SITE DISTANCE REQUIREMENTS
- ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC INCLUDING BUT NOT LIMITED TO STOP BAR, DIRECTIONAL ARROWS, STRIPING, ETC. & SHALL CONFORM TO TDOT STNDARD DRAWING ~~T-M-1, T-M-2, T-M-3, & T-M-4.~~

CONTRACTOR TO COORDINATE W/TDOT AND CITY OF LA VERGNE FOR TEMPORARY CLOSURE OF TURN LANE AS NEEDED TO CONSTRUCT EXTENSION AS NEEDED AND MAINTAIN PROPER TRAFFIC FLOW

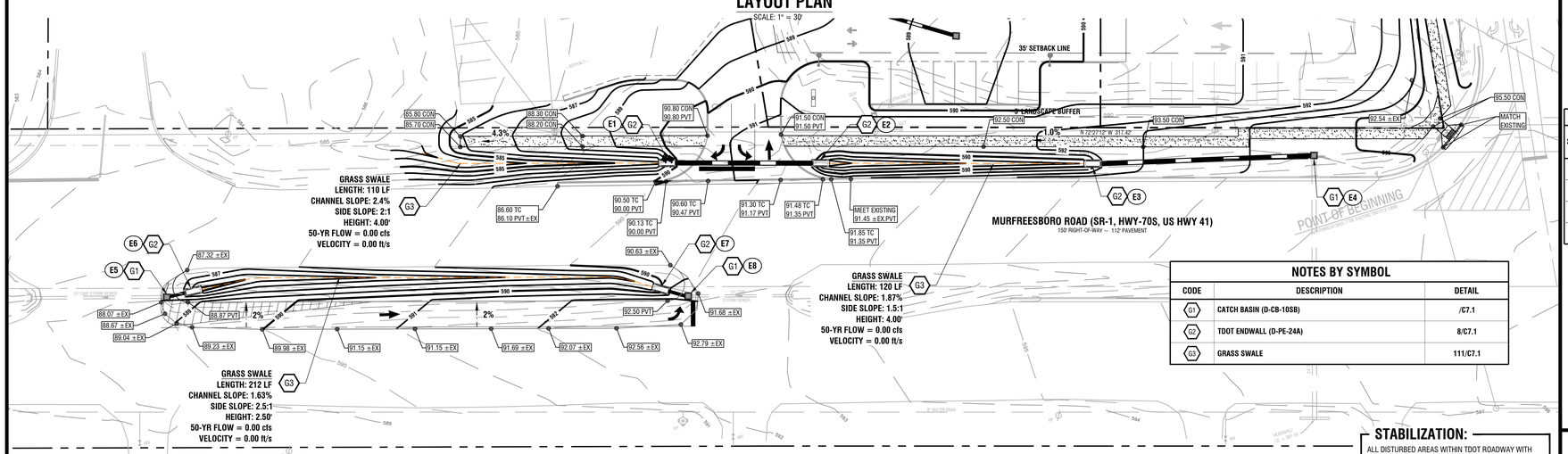
PROPOSED FEATURE LEGEND

PROPOSED SIDEWALK (TDOT)

PROPOSED PAVEMENT (TDOT)

LAYOUT PLAN

SCALE: 1" = 30'



NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
G1	CATCH BASIN (D-CB-10SB)	/C7.1
G2	TDOT ENDWALL (D-PE-24A)	8/C7.1
G3	GRASS SWALE	111/C7.1

PROPOSED FEATURE LEGEND

PROPOSED CONTOUR — 950

PROPOSED SPOT ELEVATION — 64.24 TC / 64.12 PVT

GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

STABILIZATION:

ALL DISTURBED AREAS WITHIN TDOT ROADWAY WITH SLOPES 3 TO 1 OR GREATER WILL BE STABILIZED WITH EROSION CONTROL MATTING, NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

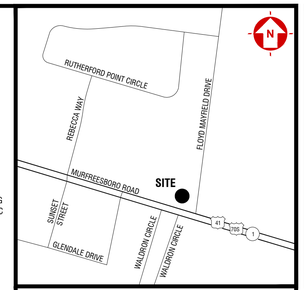
SCALE 1" = 30'

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

SURVEY NOTE:

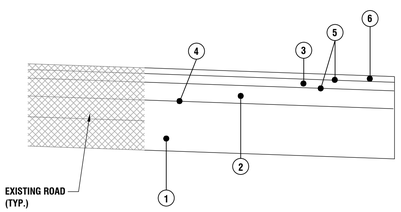
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

PROPOSED PAVEMENT SCHEDULE

1. MINERAL AGGREGATE BASE 10"± DEPTH UNDER ROADWAY
   ITEM NO. 303-01 MINERAL AGGREGATE TYPE 'A' BASE GRADING 'D'
2. BASE MODIFIED AT 4± THICK (APPROXIMATELY 460 LBS/SQ YD)
   ITEM NO. 307-01.01 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING 'A' MIXTURE
   ITEM NO. 307-02.01 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING 'A' MIXTURE
3. BINDER MODIFIED 2"± THICK (APPROXIMATELY 226 LBS/SQ YD)
   ITEM NO. 307-01.06 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING 'B' MIXTURE
   ITEM NO. 307-02.06 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING 'B' MIXTURE
4. PRIME COAT AT 0.30 - 0.35 GAL. PER SQ. YD.
   ITEM NO. 402-01 BITUMINOUS MATERIAL FOR PRIME COAT
5. TACK COAT AT 0.05 - 0.01 GAL. PER SQ. YD.
   ITEM NO. 403-01 BITUMINOUS MATERIAL FOR TACK COAT
6. BITUMINOUS SURFACING AT 1.25"± THICK (APPROXIMATELY 132.5 LBS/SQ YD)
   ITEM NO. 411-01.01 ACS MIX (PG64-22) GRADING 'D' MIXTURE
   ITEM NO. 411-02.10 ACS MIX (PG70-22) 'GRADING 'D' MIXTURE



TDOT PROPOSED PAVEMENT SECTION

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)
E2	E1	24" RCP	586.64	585.68	64	1.50
E4	E3	24" RCP	589.18	586.64	100	1.00
E6	E5	18" RCP	584.50	584.34	8	2.00
E8	E7	18" RCP	588.42	588.26	8	2.00

STORM DRAINAGE STRUCTURES

STRUCTURE ID	STRUCTURE TYPE	T/GRATE ELEVATION
E1	ENDWALL	---
E2	ENDWALL	---
E3	ENDWALL	---
E4	CATCH BASIN	594.50
E5	JUNCTION BOX	587.63
E6	ENDWALL	---
E7	ENDWALL	---
E8	CATCH BASIN	591.71

NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:

RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID G. MARTIN
REGISTERED ENGINEER
AGRICULTURE
NUMBER 120125
STATE OF TENNESSEE
4/28/25

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

ROADWAY PLAN

C8.0

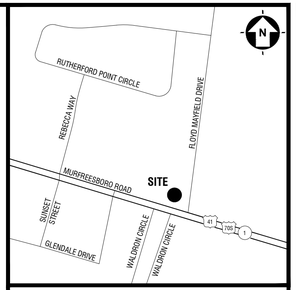
\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C8.0_Road.dwg–Geo Apr 26, 2025 – 2:10pm MarkAno

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

LANDSCAPE CALCULATIONS

SITE AREA:	56,430 SF	(1.30 AC)
ZONING:		C-2
	REQUIRED	PROVIDED
REQUIRED LANDSCAPING:		
3 CANOPY TREES / ACRE:	3.9	4
3 UNDERSTORY TREES / ACRE:	3.9	4
15 SHRUBS / ACRE:	19.4	120
TOTAL TREES:	7.8	8
TOTAL SHRUBS	19.4	120
TRANSITIONAL SCREENNG 1 (207.10 LF)		
1 LARGE EVERGREEN TREE / 10 LF:	20.7	21
1 MEDIUM EVERGREEN TREE / 5 LF	41.4	31

KITA designs
Beauty | Economy | Sustainability

Kyle Smith, PLA
521 Tobylynn Drive
Nashville, TN 37211
(408) 835 - 7003 Cell.
kyle@kitadesigns.com

PARCEL ID: 014P-B-004.00-000
ZONE: C-2 (HIGHWAY SERVICE)

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

SCALE 1" = 30'

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC

PLANS PREPARED BY:
DMG DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
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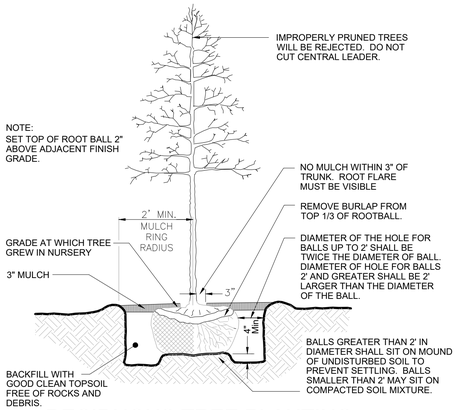
PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

KYLE B. SMITH — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 03-25-25

REVISIONS NO.	DESCRIPTION	DATE

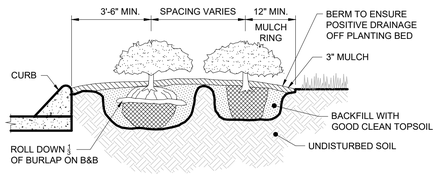
DATE:	03/25/25
DMG Project No:	24159

L-1.1



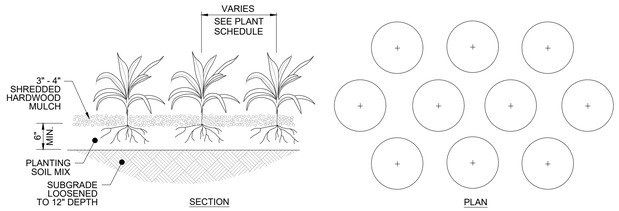
DECIDUOUS TREE PLANTING

NOT TO SCALE



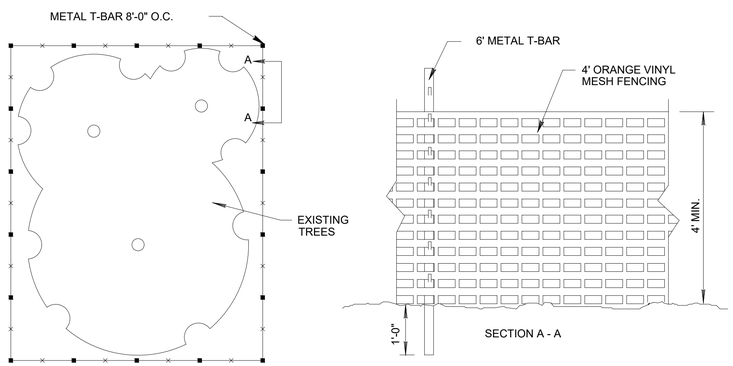
SHRUB / GROUND COVER PLANTING

NOT TO SCALE



GROUND COVER / PERENNIAL PLANTING

NOT TO SCALE



NOTE: FENCING TO EXTEND TO DRIPLINE OF TREE(S).

ORANGE MESH TREE PROTECTION FENCING

N.T.S.

LANDSCAPE NOTES:

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. SOD ALL AREAS.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH I POUND OF FERTILIZER PER CUBIC YARD.
   A. SAND SHALL BE CLEAN MASONRY SAND.
   B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
   C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
    PLANTING DATES
    SPRING: MARCH 15 - APRIL 15
    FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
25. CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM, ENSURING HEAD-TO-HEAD COVERAGE. IRRIGATION SYSTEM TO BE DESIGN-BUILD.
26. IRRIGATION TO HAVE A SEPARATE METER.
27. GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDED AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIG HT	TRUNK	SPACING	COMMENTS
CANOPY TREES						
4	'Bracken's Brown Beauty	Magnolia grandiflora 'Bracken's Brown Beauty'	7' Min.	2" Cal.		B&B
3	'Shade Master' Honey Locust	Gleditsia tricanthos inermis 'Shademaster'	10' - 12'	2.5" Cal.		B&B
17	'Green Giant' Arborvitae	Thuja (standish x plicata) 'Green Giant'	7' Min.	2.5" Cal.		Full to ground, well formed
1	Tulip Poplar	Liriodendron tulipifera	10' - 12'	2.5" Cal.		B&B
21	TOTAL - CANOPY TREES					
UNDERSTORY/COLUMNAR TREES						
31	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	6' - 7'	2" Cal.		Well formed
2	'Appalchian Red' Redbud	Cercis canadensis 'Appalchian Red'	8' - 10'	2" Cal.		B&B
2	Yoshino Cherry	Prunus x yedoensis	8' - 10'	2" Cal.		B&B
35	TOTAL - UNDERSTORY TREES					
56	TOTAL - ALL TREES					
SHRUBS						
13	'Autumn Angel' Encore Azalea	Rhododendron 'Robleg'	18" Min.	3 Gal.		Container (White)
8	Blue Cascade Distylium	Distylium 'PIIDIST-II'		3 Gal.		Container
9	'Bobo' Hydrangea	Hydrangea paniculata 'ILVOBO'	12" - 18"	3 Gal.		Container
66	Carissa Holly	Ilex cornuta 'Carissa'	36" H. Min.			
12	'Rose Creek' Abelia	Abelia grandiflora 'Rose Creek'	24" Min.	3 Gal.		Container
17	Otto Luyken	Prunus laurocerasus 'Otto Luyken'	24" Min.	5 Gal.		Full and Heavy; Container
8	Schip Laurel	Prunus laurocerasus 'Schipkaensis'	30" Min.	5 Gal.	4' o.c.	Full and Heavy; Container
120	TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
30	Pink Drift Rose	Rosa 'Meijocos'		3 Gal.		
28	Stella De Oro Daylily	Hemerocallis x 'Stella de Oro'		1 Gal.		
67	Variegated Liriope	Liriope muscari 'Variegata'		1 Gal.		

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

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NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

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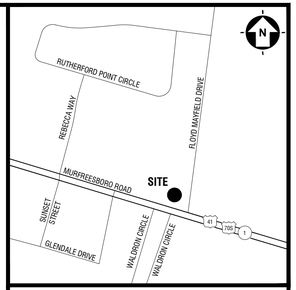

VICINITY MAP

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KITA designs
Beauty | Economy | Sustainability

Kyle Smith, PLA
521 Tobylynn Drive
Nashville, TN 37211
(408) 835 - 7003 Cell.
kyle@kitadesigns.com

PARCEL ID: 014P-B-004.00-000
ZONE: C-2 (HIGHWAY SERVICE)

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LA VERGNE, TN 37086

KYLE B. SMITH REGISTERED LANDSCAPE ARCHITECT TENNESSEE 25-25

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	03/25/25
DMG Project No:	24159

L-1.2

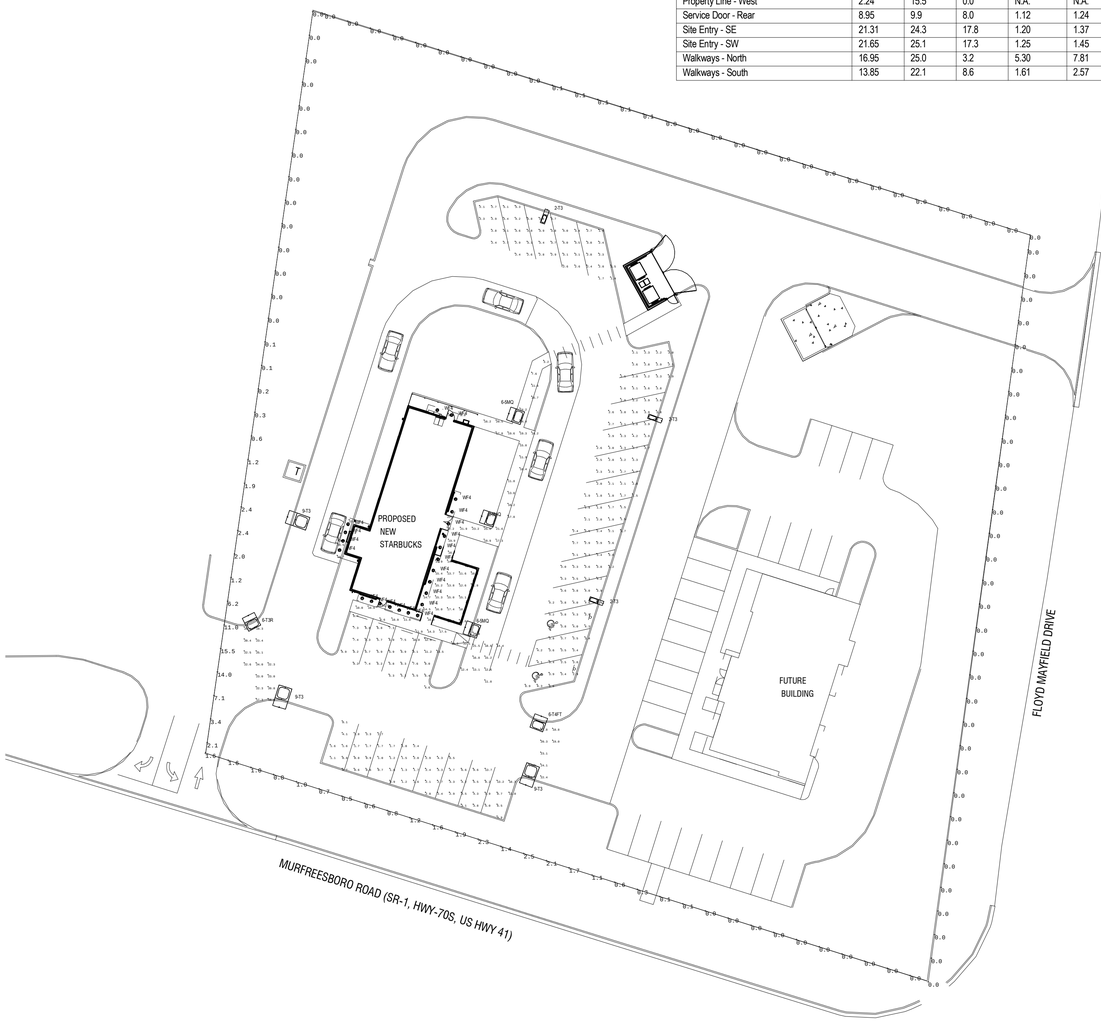
ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

SCALE 1" = 30'

Luminaire Schedule											
Symbol	Tag	Qty	Label	Arrangement	Mounting Height	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
	WF4	23	WF4 LED 30K	Single	10	WF4 LED 30K	1.000	686	9.6	220.8	B0-U1-G0
	9-T3	3	GALN-SA9C-930-U-T3_40324 lume	Single	18	GALN-SA9C-930-U-T3	1.000	40324	481	1443	B4-U0-G4
	6-5MQ	3	GALN-SA6C-930-U-5MQ_27897 lum	Single	10	GALN-SA6C-930-U-5MQ	1.000	27897	321	963	B5-U0-G3
	2-T3	3	GALN-SA2C-930-U-T3_8945 lumen	Single	18	GALN-SA2C-930-U-T3	1.000	8945	108	324	B2-U0-G2
	6-T3R	1	GALN-SA6C-930-U-T3R_27219 lum	Single	18	GALN-SA6C-930-U-T3R	1.000	27219	321	321	B3-U0-G4
	6-T4FT	1	GALN-SA6C-930-U-T4FT_26540 lu	Single	18	GALN-SA6C-930-U-T4FT	1.000	26540	321	321	B3-U0-G4

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Building Entry - East	22.45	22.7	22.2	1.01	1.02
Building Entry - South	11.80	11.8	11.8	1.00	1.00
Drive Thru Entry	16.36	28.0	11.0	1.49	2.55
Drive Thru Window	16.65	18.5	14.7	1.13	1.26
Parking - East	3.16	6.9	1.5	2.11	4.60
Parking - Front	7.51	13.5	4.6	1.63	2.93
Parking - North	2.95	4.2	1.4	2.11	3.00
Parking - South	3.82	18.3	0.6	6.37	30.50
Patio	15.26	23.6	10.5	1.45	2.25
Property Line - East	0.00	0.0	0.0	N.A.	N.A.
Property Line - North	0.02	0.1	0.0	N.A.	N.A.
Property Line - South	0.80	2.5	0.0	N.A.	N.A.
Property Line - West	2.24	15.5	0.0	N.A.	N.A.
Service Door - Rear	8.95	9.9	8.0	1.12	1.24
Site Entry - SE	21.31	24.3	17.8	1.20	1.37
Site Entry - SW	21.65	25.1	17.3	1.25	1.45
Walkways - North	16.95	25.0	3.2	5.30	7.81
Walkways - South	13.85	22.1	8.6	1.61	2.57



1 SITE PHOTOMETRIC PLAN
Scale: 1" = 30'-0"

Project		Catalog #	Type
Prepared by		Notes	Date

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light Allotment™

Product Certifications

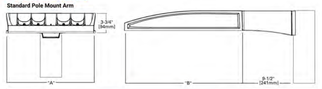
Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page5
- Product Specifications page 6
- Energy and Performance Data page 7
- Control Options page 12

Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

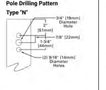
Connected Systems
- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern
Type "H"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
1. See pole selection requirements and additional fine art, see Mounting Details section.

NOTES:
1. Visit https://www.lbgardening.ca/search/ to confirm qualification. Not all product variations are DLC qualified
2. GA Certified Dimmer DLC and advanced only, fixed mounting options)

COOPER Lighting Solutions

P5004063EN page 1
February 26 2024 5:10 PM

McGraw-Edison

GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1]	Light Engine Configuration	Light Engine Color Temperature	Voltage	Distribution	Mounting	Finish
GALN–Galleon II **GAA GALN**–Galleon II, Architectural Arm, Complaint [2] **TAA GALN**–Galleon II, Trade Agreements Act Complaint [2]	**SA1** = 1 Square **SA2** = 2 Squares **SA3** = 3 Squares **SA4** = 4 Squares **SA5** = 5 Squares **SA7** = 7 Squares **SA9** = 9 Squares **SA11** = 11 Squares	**A**–4000K **B**–5000K **C**–3000K **D**–2700K [3, 4, 5] **Z**–Configure [6]	**7**–347V, 480V [7, 8] **H**–347/480V [7, 8] **J**–120V **K**–208V **L**–240V **M**–277V **N**–347V [7] **P**–480V [7] **R**–277V-480V Dual(v) Driver [7, 8, 9]	**T1**–Type I **T2**–Type II **T2S**–Type II Roadway **T3**–Type III **T3R**–Type III Roadway **T3HO**–Type III Extra Throw **T4W**–Type IV Wide **T4VS**–Type V Narrow **T4FT**–Type IV Forward Throw Medium **TFTM**–Type V Square Wide **SL3**–Type V w/Split Control **SL4**–Type IV w/Split Control **SL4**–Type IV w/Split Control Left **SL5**–Type V Square Wide w/Split Control **RW**–Rectangular Wide Type I **ATL**–Automotive Frontline	**[blank]**–Standard Pole Mount Arm **GD**–Quick Mount Universal Arm **GDK**–Quick Mount Arm with Quick Mount Adapter **PA**–Pole Mount, Adjustable **PAH**–Pole Mount, Horizontal **SPX**–2-7/8" Slipfitter, Adjustable [10] **QMA**–Quick Mount Mast Arm, Adjustable **NA**–Mast Arm, Fixed **NW**–Wall Mount, Fixed **WA**–Wall Mount, Adjustable **UP**–Upsweep Arm	**AP**–Grey **BZ**–Bronze **BK**–Black **DP**–Dark Platinum **GM**–Graphite Metallic **WH**–White **BALSI**–Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [11]
DIM–External 0-10V Dimming Leads [4] **F**–Single Fuse (120, 277 or 347V Specify Voltage) **FF**–Double Fuse (208, 240 or 480V Specify Voltage) **SW**–20A/10 A, 1480 fused surge protective device [12] **2L**–Two Circuits [4] **HA**–50°C High Ambient **HSS**–Stainless Steel Slip Sealer [13] **HSSW**–Silver Recessing Shield, Black [14] **HSSW**–Silver Recessing Shield, White [14] **TSP**–Tool Square Tenon to Match Housing [15] **CC**–Coastal Construction [16] **CCI**–Coastal Construction Grade [17] **L90**–Optics Rotated 90° Left **R90**–Optics Rotated 90° Right **AWS**–White Mount, Extra 1 Hours [18] **AWS45**–White Mount, Extra 1 Hours [18] **AWS90**–White Mount, Extra 1 Hours [18] **AWSS**–White Mount, Extra 1 Hours [18] **DALI**–DALI Drivers	**BPC**–Button Type Photocontrol, Multi-specify voltage 120V, 208V, 240V or 277V [4] **PE**–NEMA 3-PIN Photocontrol Receptacle **PER**–NEMA 7-PIN Photocontrol Receptacle [19] **FADC**–Field Adjustable Dimming Controller [4] **PSC**–Photocontrol Shorting Cap **DFSS**–Dimming Motion Sensor, 9' 20' mounting [4] **DFSS1**–Dimming Motion Sensor, 9' 20' mounting [4] **DFSS3**–Dimming Motion Sensor, Limited square count, 9' 20' mounting [4] **DFMLN**–Dimming Motion Sensor, limited square count, 21'-40' mounting [4] **MLOM-L20**–Motion Sensor for Dimming Operation, 9'-20' Mounting [4] **MLOM-L40**–Motion Sensor for Dimming Operation, 21'-40' Mounting [4] **WLCS2**–WaveLinx Lite, Sill Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 10' Mounting [4, 5, 20] **WLCS3**–WaveLinx Lite, Sill Driver, Dimming Motion and Daylight, Bluetooth Programmable, 12' - 40' Mounting [4, 5, 20] **WFSS2**–WaveLinx Pro, Sill Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 10' Mounting [4, 5, 20] **WFSS3**–WaveLinx Pro, Sill Driver, Dimming Motion and Daylight, WAC Programmable, 12' - 40' Mounting [4, 5, 20] **SMS10-L20**–Occupancy Sensor, 9'-20' Mounting [4] **SMS10-L40**–Occupancy Sensor, 21'-40' Mounting [4]	**GALA1010**–NEMA Photocontrol Multi-Tap - 105-285V **GALA1027**–NEMA Photocontrol - 480V **GALA1277**–NEMA Photocontrol - 277V **GALA1013**–Photocontrol Shorting Cap **GALA1014**–120V Photocontrol **GALA1020**–120V Surge Module (Replacement) **MA1332-XX**–(1)3/8" Tenon Adapter for 2-3/8" O.D. Tenon **MA1027-XX**–(1)2" Tenon Adapter for 2-3/8" O.D. Tenon **MA1114-XX**–(2)2" Tenon Adapter for 2-3/8" O.D. Tenon **MA1160-XX**–(4)90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1161-XX**–(3)90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1177-XX**–(2)120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1178-XX**–(3)120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1328-XX**–(2)180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1192-XX**–(2)120° Tenon Adapter for 2-1/2" O.D. Tenon **MA1193-XX**–(3)90° Tenon Adapter for 2-1/2" O.D. Tenon **MA1194-XX**–(3)120° Tenon Adapter for 2-1/2" O.D. Tenon **MA1195-XX**–(4)90° Tenon Adapter for 2-1/2" O.D. Tenon **GALA2-XX**–Adapter for mounting 2" OD arm to 2-3/8" O.D. vertical Tenon **FCSB-1**–Wireless Configuration Tool for MSOM-** **LSH03**–Field Installed House Side Shield [21] **LSH03BK-3PK**–Glare Reducing Shield, Black [14] **LSH03WH-3PK**–Glare Reducing Shield, White [14] **LSPF3**–Polymer Shield, Black **WGLC-TP-10A**–WaveLinx Outdoor Control Module [22]

NOTES:
1. Assistance is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our Pole Matching Chart for recommended pairings.
2. Buying policy: Consult specific Qualified Notes to www.buyamerica.gov Qualified Products List under Family Models. For details, Canadian Construction Materials Directive and Canadian Content Requirements (CC) section.
3. Not available with 4000K CCT.
4. Not available with emergency battery backup.
5. Not available with wattage options B, D or K.
6. Not available with 480V, 347/480V, 277V-480V Dual(v) Driver, or when supplemented with exterior options. See lookbook or combination with the HA high ambient and extended warranty options.
7. Not available with SPX.
8. Not available with SPX.
9. Not available with 120V, 208V, 240V or 277V.
10. Not available with 480V, 347/480V, 277V-480V Dual(v) Driver.
11. Only product configurations with these designated prefixes can be built to the standard with the drag tolerances but of TSCO (DALI or WaveLinx) and Lutron Ecosystem. Refer to the Control Options section for more information. Requires the Lutron Ecosystem Gateway. Lutron Ecosystem devices may be required to complete end-to-end system performance requirements.
12. For Wire or Tube requirements, Accessories sold separately will be separately available when dimensions preference requirements are met. Refer to Accessories section.
13. Quantity 3 screws fixture added protection from poor quality issues such as loss of metallic luminaires and voltage fluctuations. Visit www.lbgardening.ca/search/ to confirm qualification.
14. 600V not to be used with ungrounded or impedance grounded systems.
15. Not available with 347/480V, 277V-480V Dual(v) Driver, or SPX.
16. Cannot be used with HSS or other exterior weatherproofing options.
17. See GALN Product Configurator to specify tenon output, drive current and wattage. Not available with HMS.
18. Not available with SPX. Not available with 347/480V, 277V-480V Dual(v) Driver. Not available with HSS. Available in specified by time delay on/off and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
19. Not available with HS option.
20. Not available with 120V, 208V, 240V or 277V.
21. Cannot be used with other exterior options.
22. Low voltage control load straight out "A" junction fixture. Not available with DALI or integrated monitoring options.
23. Requires the use of SPX (Slipfitter) or PA (Pole Mount, Adjustable) mounting options.
24. Requires the use of SPX (Slipfitter) or PA (Pole Mount, Adjustable) mounting options.
25. Sensor configurations include applications required for configuration. See controller page for details.
26. Quantity 3 screws fixture added protection from poor quality issues such as loss of metallic luminaires and voltage fluctuations. Visit www.lbgardening.ca/search/ to confirm qualification.
27. For Wire or Tube requirements, Accessories sold separately will be separately available when dimensions preference requirements are met. Refer to Accessories section.
28. 600V not to be used with ungrounded or impedance grounded systems.
29. Not available with 347/480V, 277V-480V Dual(v) Driver, or SPX. Not available with any control options except EP6.
30. Cannot be used with HSS or other exterior weatherproofing options.
31. See GALN Product Configurator to specify tenon output, drive current and wattage. Not available with HMS.
32. Not available with SPX. Not available with 347/480V, 277V-480V Dual(v) Driver. Not available with HSS. Available in specified by time delay on/off and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
33. Controls options is not available with photocontrol receptacles (PE, PER) or other controls systems (DALI, ORB).

COOPER Lighting Solutions

P5004063EN page 2
Visit our LUCIDEA site

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L–LumenSafe Technology	**B**–Standard Dome Camera **M**–Multi-Sensor Camera **Z**–Remote PTZ Camera	**0**–Cellular, No SIM **A**–Cellular, AT&T **V**–Cellular, Verizon **S**–Cellular, Sprint	**B**–Cellular, Region 1 **N**–Wi-Fi Networking w/ Omni-Directional Antenna **E**–Ethernet Networking

PER LANDLORD WORKLETTER §26 56 00 - SITE LIGHTING

INFRASTRUCTURE: LANDLORD SHALL PROVIDE EXTERIOR LIGHTING, CONDUIT, WIRING, FOOTINGS, POLES, AND FIXTURES NECESSARY TO ENSURE SITE ILLUMINATION MEETS MINIMUM LIGHTING LEVELS AS OUTLINED BELOW. THE LIGHTING DESIGN SHALL SATISFY ALL LOCAL JURISDICTIONAL REQUIREMENTS INCLUDING SITE SPECIFIC REGULATIONS SUCH AS DARK SKY ORDINANCES.

PERFORMANCE: EXTERIOR LIGHTING SHALL MEET THE FOLLOWING FOOT CANDLE REQUIREMENTS:

MINIMUM ILLUMINATION REQUIREMENTS:

1. SIGNAGE: LOCATE TO MAXIMIZE VISIBILITY, PROVIDE ILLUMINATION 750 cd/m2 AT SIGNAGE PLANE.
2. SITE ENTRY: PROVIDE 15-20 fc.
3. DRIVE THRU ENTRY: PROVIDE 15 fc AT ENTRY AND 20 fc AT WINDOW.
4. BUILDING ENTRY: PROVIDE 20-25 fc AVERAGE.
5. PATIO: PROVIDE 15 fc AVERAGE.
6. PARKING & SIDEWALKS: PROVIDE 1.5 - 2.0 fc MINIMUM.
7. SERVICE DOOR: PROVIDE 5 fc AVERAGE.
8. DECORATIVE EXTERIOR BUILDING LIGHTING PERTENANT'S DESIGN / TECHNICAL CRITERIA PACKAGE.

ENERGY USAGE: EXTERIOR LIGHTING SHALL MEET THE FOLLOWING MAXIMUM ENERGY USAGE REQUIREMENTS PER 2018 IECC.

FIXTURES: FIXTURES SHALL BE TYPE LED, 3000K - 4000K, 90+ CRI, FULLY SEALED, ALUMINUM FIXTURES WITH SHIELDED LUMINAIRE. POLE LIGHTING SHALL BE IN SCALE WITH TENANT'S BUILDING HEIGHT AND NEVER TALLER THAN THE BUILDING. LIGHTING SHALL BE HELD AWAY FROM THE BUILDING FACADE, FENESTRATION, AND ENTRY TO MITIGATE UNWANTED GLARE. POLE LIGHTING SHALL BE MINIMAL IN APPEARANCE, SIMPLE AND MODERN, AND NON-OBTRUSIVE. FIXTURES SHALL BE ANODIZED ALUMINUM, SINGLE AND TWIN POLE LUMINAIRES WITH ASYMMETRICAL WIDE-SPREAD DISTRIBUTION AND ADJUSTABLE REFLECTORS. PROVIDE 10'-0" TO 12'-0" HEIGHT (PEDESTRIAN SCALE) POLE LIGHTING AT SIDEWALKS AND PARKING AREAS ADJACENT TO BUILDING. PROVIDE 18'-0" TO 22'-0" HEIGHT (TALL) PARKING LOT LIGHTING AT ADEQUATE SPACING TO ENSURE SAFETY LIGHTING FOR PARKING FIELD.

CONTROLS: ANY EXTERIOR BUILDING LIGHTING DEDICATED TO TENANT OCCUPANCY SHALL REQUIRE CONTROLS WITHIN TENANT'S SPACE.

THIS IS A SOFTWARE SIMULATED PHOTOMETRIC STUDY. IT WAS PREPARED UNDER ENGINEERING SUPERVISION, HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHTING FIXTURE DATA. AGi32 SOFTWARE WAS USED TO GENERATE THIS REPORT ALONG WITH IES DATA FROM THE LIGHTING FIXTURE MANUFACTURER. THE SIMULATION DOES NOT NECESSARILY TAKE INTO ACCOUNT GRADE CHANGES NOR CONTRIBUTION FROM ADJACENT LIGHTING SOURCES.

NOTE TO ELECTRICAL CONTRACTOR:
LOCATIONS OF SITE POLE LIGHTING IS SCHEMATIC ONLY. CONTRACTOR MAY DEVIATE AND RELOCATE FIXTURES +/- 5 FEET FROM LOCATION SHOWN TO AVOID OTHER SITE FEATURES (CURBS, WALLS, ETC.).

MJM ARCHITECTS
ARCHITECTURE
PLANNING
ENGINEERING
GRAPHICS
2948 SIDCO DRIVE
NASHVILLE, TN
37204
(p) 615.244.8170
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SEAL

CLIFTON PERRY BURDETTE — TENNESSEE — REGISTERED — 102373 — LICENSED PROFESSIONAL ENGINEER — MAR 19, 2025

CONSULTANTS

Clifton P. Burdette
P.E.
teamofchoice.com
SUITE 2207
1805 N 2ND ST
ROGERS, AR 72756
479-636-5004
JOB NO.: 33653
DESIGNED BY: TPS

OWNER

RESTAURANT
RETAIL
PROPERTIES,
LLC

545 MAINSTREAM DRIVE,
SUITE 402
NASHVILLE, TN 37228

LOCATION

MURFREESBORO &
FLOYD MAYFIELD
DR

101 FLOYD MAYFIELD DR
LA VERGNE, TN

DATE

PERMIT SET

03/19/25

24294

REVISIONS

NO.	DESCRIPTION	DATE

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

SHEET

SITE
PHOTOMETRIC
PLAN

E202

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Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 11. **Item Title: Site Plan – Starbucks – New Building of 2,500 Square Feet on 2.26 Acres. Requested by DMG, LLC. Property located at 101 Floyd Mayfield Dr. (Tax Map 14P, Group B, Parcel 4). C-2 (Highway Service) Zoning District. Property owned by Restaurant Retail Properties, LLC.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer

Summary:

The applicant is requesting site plan approval for a quick-serve restaurant (QSR) totaling 2,500 SF at a site located on Murfreesboro Road. The site is over 2 acres currently but will be subdivided. Structures will consist of the restaurant, associated parking areas and driveways.

The restaurant will be built primarily of brick and masonry material. In addition, the developer is proposing ample landscaping along with sod to be installed in areas with highest visibility.

The property is currently vacant.

The driveways on the plan are indicated as 34 feet (Murfreesboro Road) and 24 feet wide. 29 parking spaces are being provided where only 21 are required.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)

1. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions;
2. All utilities must be underground;
3. Percentages of brick must be shown on all facades of all buildings;
4. A materials board was not submitted. A materials board is required with actual samples including paint and trim colors;
5. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
6. Sidewalk 6-feet wide is required on Murf. Rd.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Provide Longterm Maintenance Agreement (LTMA) and Longterm Maintenance Plan (LTMP) for stormwater detention facilities (this is the same document as described in the final plat review)
2. (Stormwater Calculations) La Vergne does NOT use Volume 5 of Nashville's Low Impact Development (LID) manual. We use the City of La Vergne Stormwater Management Ordinance. It is available on the city's website.

3. (Stormwater Calculations) Please provide documentation that the Hydro-Shield Advance: HSA-6 by Oldcastle Infrastructure is presently NJDEP certified.
4. (Stormwater Calculations) Please provide manufacturer's documented results (with NJDEP certification) that the treatment proposed will removed 80% of the TSS as required by the La Vergne Stormwater Management Ordinance. If not, then please provide treatment train calculations demonstrating same.
5. Show stormwater/drainage easements on the site plan matching those required on the final plat. Add notes clearly stating that the easements provide rights to the Chase Bank property in perpetuity for the purpose of meeting the requirements of the La Vergne Stormwater Management Ordinance.
6. (C5.0) Confirm labeling of structures G5, G6, and G9,
7. (C2.1) Revise note referencing 'MWS Stormwater Division'
8. (C4.0) Call out sidewalk along Murgreesboro Road as 6' wide and along Floyd Mayfield as 5' wide.
9. Architectural elevations for dumpster enclosure must be provided with this submittal
10. (C8.0) Discussions with TDOT required removal of the acceleration lane along the front of this property and restriping as required. Please add this TDOT requirement to the drawing.
11. (C4.0) Add a note which states that all sidewalk shown along Murfreesboro Road and Floyd Mayfield Drive will be constructed with the Starbucks project.
12. (Stormwater Calculations) Please confirm that the pipe routing calculations were done using the 25-year/24-hour flows.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

1. Sht C1.0, Site Utility Note No. 1, should read similar to Note 22 for water: "*All sewer lines and appurtenances shall be of materials and construction that conform to local utility agency specifications*." For this case, the City requires SDR26 PVC for the public sewer service, and Sch 40 PVC for the private on-site plumbing.
2. The remaining utility comments apply to Sht C6.0, Site Utility Plan.
3. Label and *clearly* show limits of survey-mapped public "20-foot *waterline easement*" for existing 12-inch public waterline located within the Rutherford Pointe Subdivision, per PB17 PG169.
4. Label and *clearly* show limits of survey-mapped "*15-foot public utility easement"* for existing 18" public sewer line located within the Rutherford Pointe Subdivision, per DB373, PG558, which clearly states that the easement is located 7.5' off the existing sewer alignment, and is as shown on survey by Robert E. Francis, dated October 9, 1986.
5. Given Comments 3 and 4 above, the City doesn't see how the proposed water meter service connection can be made without a utility easement across the Rutherford Pointe Subdivision property. Per the scale of the drawing 7.5 feet from the center of the shown sewer line does not reach the property boundary of the development (it appears to be short by approximately 1 foot by scale).
6. Existing City sewer MH#1827, is not shown. It is located approximately 82 feet from the shown 2nd MH west of Floyd Mayfield. MH#1827 is very close to the currently proposed water meter service connection point.
7. City cannot tell if the proposed sewer connection location is acceptable without the survey-mapped 15' public utility easement for the existing 18"S line (the easement that needs to be mapped per comment 4, above).
8. Sewer cleanouts S2 and S3 shall be labeled as double sweep cleanouts as they are separated by more than 50 feet.
9. Public water and sewer service is available within Floyd Mayfield, but would require an easement across the Bank lot to the east.
10. To clarify, the City's sewer service shall be a minimum of 6-inch and terminates with a cleanout within and at the boundary of the 15-foot public utility easement for the existing 18-inch sewer. The remainder of the sewer service is private on your property and may be as small as 4-inch. It is presently shown as 6-inch.
11. Show a 1-inch water service (rather than 2-inch water service), based on estimated flows provided in the water availability request of 1400gpd (that's an average use of approx. 2-3 gpm, depending on hours of operation). City Meter Department manger will tell you what size water meter you need based on the water meter application form (which includes a fixture count form). Developer may apply for that water service application at the Codes Department (1500 E. Nir Shreibman) once they have determined who will pay the water bill. Water pressure at your location is normally above 70psi.
12. Where the Utility Crossing is identified as 18" per MWS, it's should be referenced as per "TDEC."
13. Existing 12"W is not labeled in Veterans Memorial Pkwy.
14. Existing Piedmont 12" high-pressure natural gas line is not shown in Murfreesboro Rd along the site frontage. You need to call them before any excavation is done over the top of their line.
15. Existing Town of Smyrna natural gas (distribution line) is not shown in Murfreesboro Rd along the site frontage.
16. If Engineer has not called one-call for a design ticket to mark utilities, and surveyed those markings, they should do so. That will identify at the very least the gas lines that are missing from this design, which may impact the design.

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

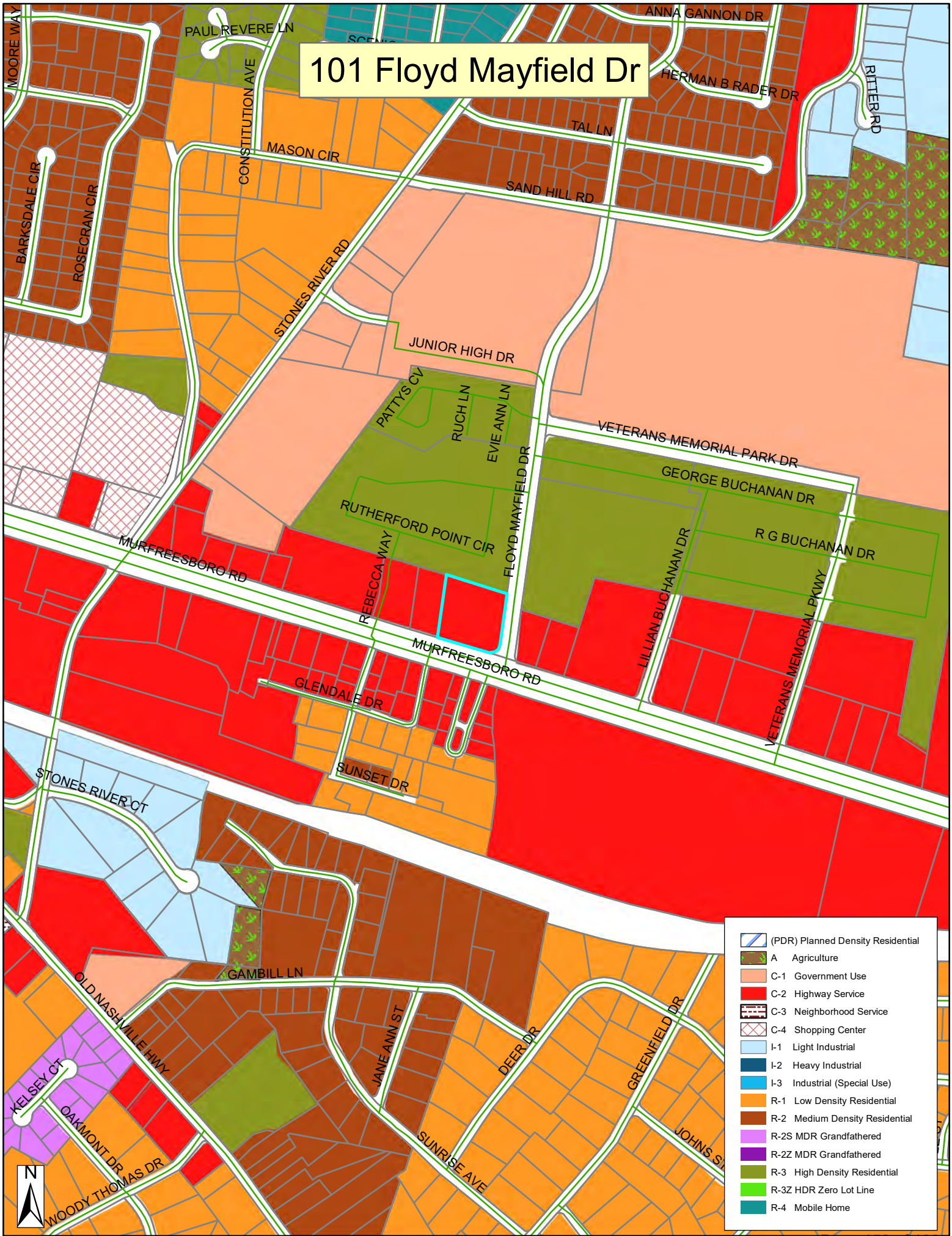
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

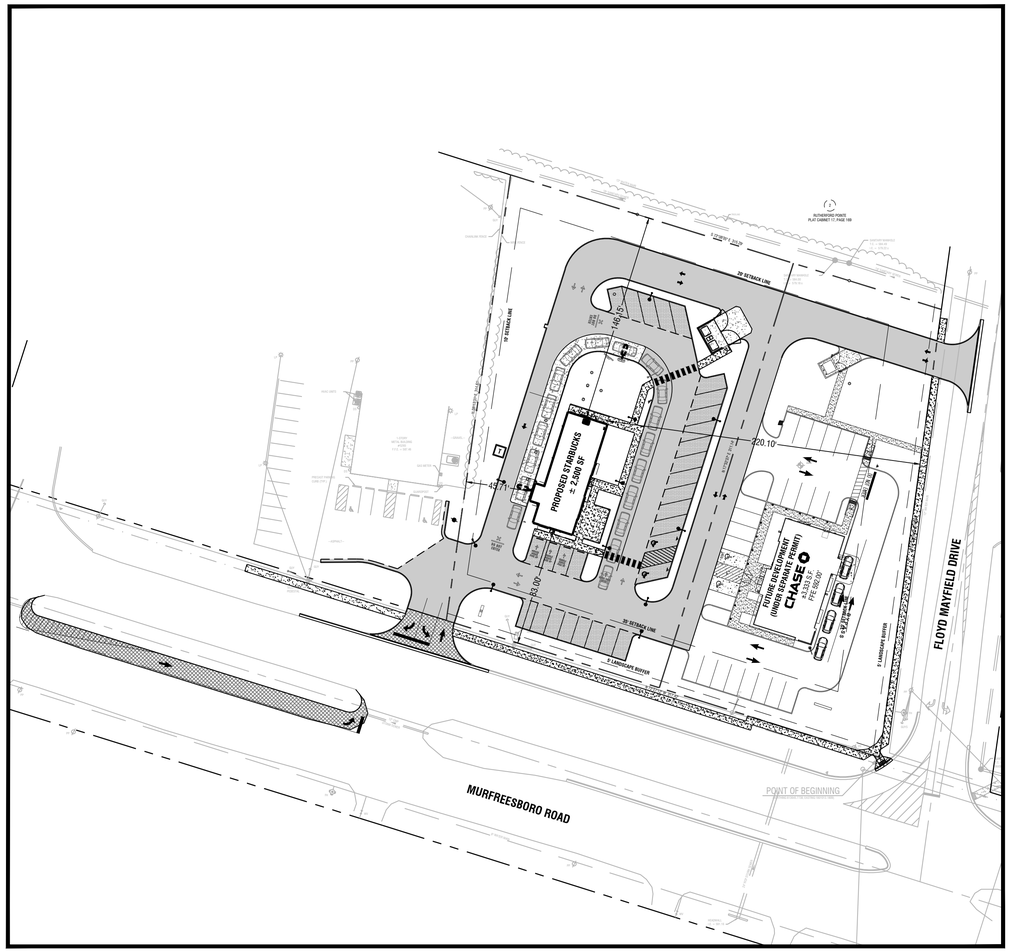
101 Floyd Mayfield Dr
FLOYD MAYFIELD DR
MURFREESBORO RD
MURFREESBORO RD
GLENDALE DR
WALDRON CIR
N

101 Floyd Mayfield Dr
JUNIOR HIGH DR
PATTYS
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
FLOYD MAYFIELD DR
RUTHERFORD POINT CIR
REBECCA WAY
MURFREESBORO RD
MURFREESBORO RD
LILLIAN BUCHANAN DR
MALDRON CIR
GLENDALE DR
SUNSET DR
SUNRISE AVE
N


101 Floyd Mayfield Dr
MOORE WAY
PAUL REVERE LN
ANNA GANNON DR
HERMAN B RADER DR
RITTER RD
CONSTITUTION AVE
MASON CIR
TAL LN
SAND HILL RD
BARKSDALE CIR
ROSECRAN CIR
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
FLOYD MAYFIELD DR
RUTHERFORD POINT CIR
R G BUCHANAN DR
MURFREESBORO RD
REBECCA WAY
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
GLENDALE DR
SUNSET DR
STONES RIVER CT
GAMBILL LN
OLD NASHVILLE HWY
JANE ANN ST
DEER DR
GREENFIELD DR
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
SUNRISE AVE
JOHNS ST
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

SITE PLAN REVIEW
FOR
PROPOSED STARBUCKS
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TENNESSEE

SITE DATA TABLE		
CITY:	LA VERGNE	
COUNTY:	RUTHERFORD	
STATE:	TENNESSEE	
COUNCIL DISTRICT:	N/A	
ADDRESS:	101 FLOYD MAYFIELD DRIVE	
PARCEL ID:	014P-B-004.00-000	
SUBDIVISION:	NONE	
ZONING CLASSIFICATION:	C-2 (HIGHWAY SERVICE)	
SURROUNDING ZONING:	C-2 (HIGHWAY SERVICE) / R-3 (HIGH-DENSITY RESIDENTIAL)	
TOTAL ACREAGE OF SITE:	2.26 ± ACRES (98,406 ± SF)	
EXISTING LAND USE:	VACANT	
PROPOSED LAND USE:	RESTAURANT W. DRIVE-THRU	
USE PERMITTED:	RESTAURANT W. DRIVE-THRU IS A PERMITTED USE	
PROPOSED BUILDING AREA:	5,833 SF (TOTAL ALL BUILDINGS)	
	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NONE	
MAXIMUM FLOOR AREA RATIO (FAR)	NONE	
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)	NONE	
BUILDING SETBACKS:		
FRONT: (MURFREESBORO ROAD)	35'	83.00'
FRONT: (FLOYD MAYFIELD DRIVE)	35'	220.10'
SIDE:	10'	45.71'
REAR:	20'	146.15'
MAXIMUM BUILDING HEIGHT:	40'	18'-0"
PARKING REQUIREMENTS:		
RESTAURANT: 1 SPACE PER 150 SF GFA, OR 1 SPACE PER EVERY 2.5 SEATS (INCLUDING OUTDOOR SEATING), WHICHEVER GREATER	RESTAURANT (BY GFA): 2,500/150 = 17 SPACES RESTAURANT (BY SEAT): (24 INSIDE, 28 OUTDOOR) 52 SEATS/2.5 = 21 SPACES	29 SPACES PROVIDED



JURISDICTION CONTACT

LAND USE / ZONING
CITY OF LA VERGNE - PLANNING DEPT
5175 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 287-8702

STREET
CITY OF LA VERGNE - STREETS DEPT
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
(615) 793-9891

FIRE MARSHAL
LA VERGNE FIRE DEPT.
283 OLD NASHVILLE HWY
LA VERGNE, TN 37086
(615) 287-5832

GAS
PIEDMONT NATURAL GAS
83 CENTURY BOULEVARD
NASHVILLE, TN 37214
(615) 872-2389

ELECTRIC
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 344-5288

WATER & SEWER
CITY OF LA VERGNE - CITY UTILITIES
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 793-9891

CIVIL
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
615.227.5863
dabbey@dmgnashville.com

LANDSCAPE ARCHITECT
KITA DESIGNS
521 TOBYLYNN DRIVE
NASHVILLE, TN 37211
408.835.7003
kyle@kitadesign.com

OWNER/DEVELOPER
RESTAURANT RETAIL PROPERTIES, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

ARCHITECTURE
MJM ARCHITECTURE
2948 SIDCO DRIVE
NASHVILLE, TN 37204
615.244.8170
j.thomas@mjmarch.com

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

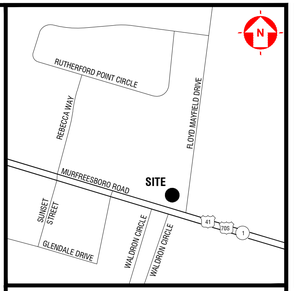
AS NOTED

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

INDEX OF DRAWINGS

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-- BOUNDARY SURVEY
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C4.0 SITE LAYOUT PLAN
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C8.0 ROADWAY PLAN
L-1.1 LANDSCAPE PLAN
L-1.2 LANDSCAPE DETAILS
E202 SITE PHOTOMETRIC PLAN

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10/25

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

COVER SHEET

C0.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C0.0_Cov.dwg–Layout1 Apr 28, 2025 – 8:24am MarkAno

LEGEND

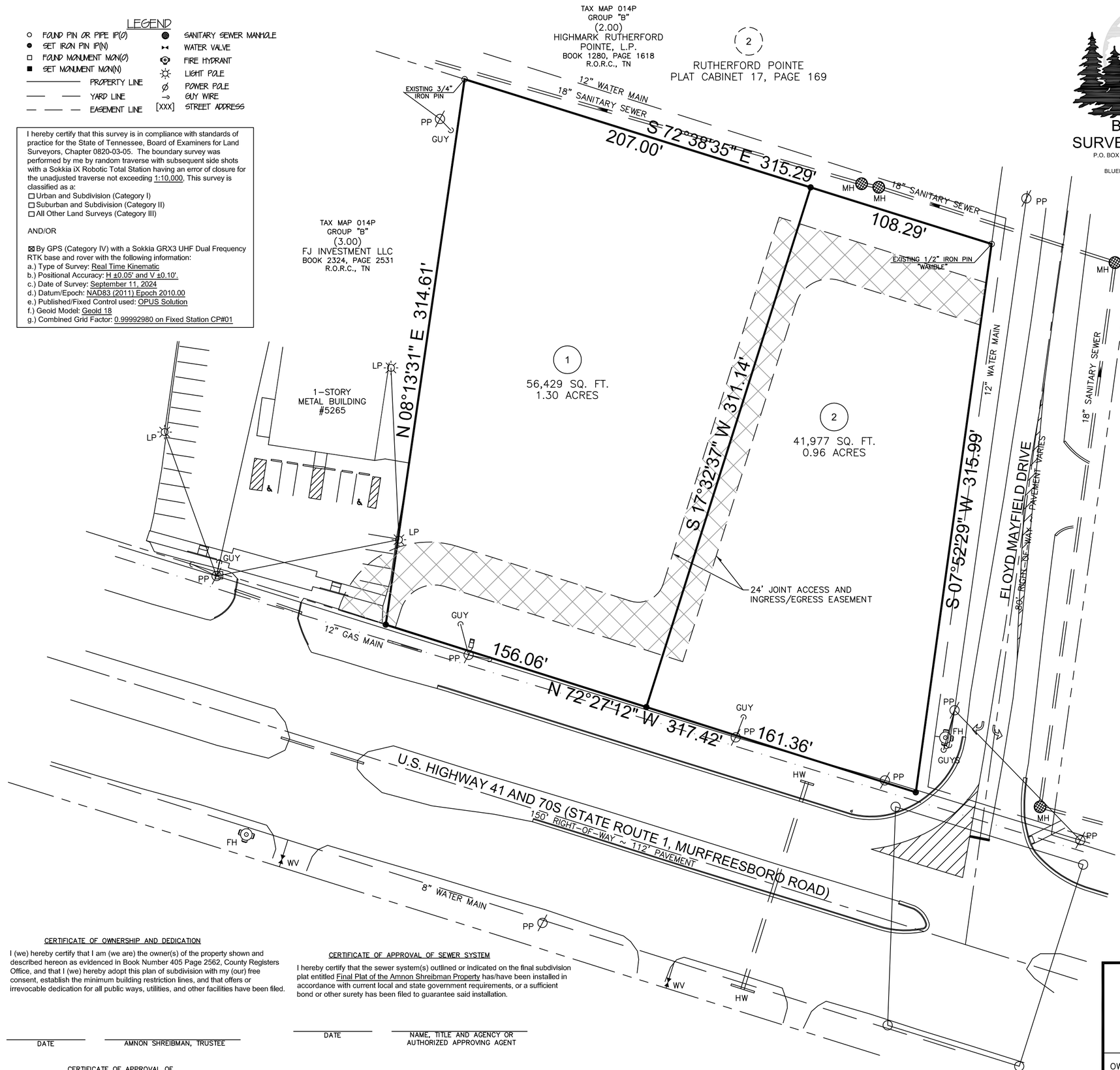
○ FOUND PIN OR PIPE IP(Ø)	◍ SANITARY SEWER MANHOLE
● SET IRON PIN IP(N)	⋈ WATER VALVE
□ FOUND MONUMENT MON(Ø)	FH FIRE HYDRANT
■ SET MONUMENT MON(N)	☼ LIGHT POLE
——— PROPERTY LINE	Ø POWER POLE
—— —— YARD LINE	→ GUY WIRE
— —— — EASEMENT LINE	[XXX] STREET ADDRESS

I hereby certify that this survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was performed by me by random traverse with subsequent side shots with a Sokkia iX Robotic Total Station having an error of closure for the unadjusted traverse not exceeding 1:10,000, This survey is classified as a:

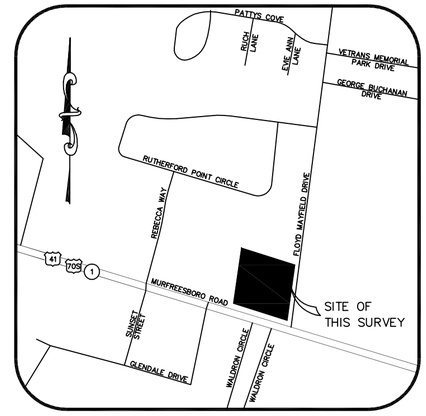
☐ Urban and Subdivision (Category I)
☐ Suburban and Subdivision (Category II)
☐ All Other Land Surveys (Category III)

AND/OR

☒ By GPS (Category IV) with a Sokkia GRX3 UHF Dual Frequency RTK base and rover with the following information:
a.) Type of Survey: Real Time Kinematic
b.) Positional Accuracy: H ±0.05' and V ±0.10'.
c.) Date of Survey: September 11, 2024
d.) Datum/Epoch: NAD83 (2011) Epoch 2010.00
e.) Published/Fixed Control used: OPUS Solution
f.) Geoid Model: Geoid 18
g.) Combined Grid Factor: 0.99992980 on Fixed Station CP#01



SURVEYED BY:
BLUE RIDGE SURVEYING SERVICES
P.O. BOX 8072 GALLATIN, TENNESSEE 37066
CELL (615) 426-4449
BLUERIDGESURVEYING@YAHOO.COM



VICINITY MAP
(N.T.S.)

SURVEYOR'S NOTES:

1. The purpose of this plat is to create two (2) lots.
2. Deed reference: Record Book 405, Page 2562, as recorded in the Register's Office, Rutherford County, Tennessee
3. The total area shown hereon is 2.26± Acres or 98,406± Square feet.
4. This property is currently identified as Parcel 4.00 of Group "B" on Tax Map No. 014P.
5. Bearings based on: Tennessee State Plane (NAD 83).
6. By my review of available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47149C0015J effective date of May 9, 2023. Only an elevation certificate can determine the exact designation. Based on the information above, this property IS NOT in a special flood hazard area.
7. Existing use is vacant. Proposed use is commercial.
8. All corners are 5/8" x 18" iron pin monuments with plastic cap stamped "REIFSCHNEIDER TN 2487" unless otherwise noted.

DEVELOPER

RESTAURANT RETAIL PROPERTIES, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TENNESSEE 37228

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

BRIAN M. REIFSCHNEIDER — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 2487 — 4/28/2025

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 405 Page 2562, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

DATE _____ AMNON SHREIBMAN, TRUSTEE

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify that: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the LaVergne Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

DATE _____ APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled Final Plat of the Amnon Shreibman Property has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

DATE _____ NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the LaVergne Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

DATE _____ SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Final Plat of the Amnon Shreibman Property has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

DATE _____ NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT

FINAL PLAT
OF THE
AMNON SHREIBMAN PROPERTY
101 FLOYD MAYFIELD DRIVE, 3RD CIVIL DISTRICT
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE

OWNER: AMNON SHREIBMAN, TRUSTEE	SURVEYOR: BLUE RIDGE SURVEYING SERVICES
ADDRESS: P.O. BOX 177 LAVERGNE, TENNESSEE 37086	ADDRESS: P.O. BOX 8072 GALLATIN, TN 37066
TELEPHONE:	TELEPHONE: (615) 426-4449
ACREAGE SUBDIVIDED: 2.26 ACRES	TAX MAP 14P, GROUP "B" PARCEL 4.00
NUMBER OF LOTS: 2	DATE OF SURVEY: SEPTEMBER 19, 2025
SCALE: 1" = 40'	DATE OF DRAWING: APRIL 28, 2025

SITE IMPROVEMENT NOTES:

1. THE SITE LAYOUT IS BASED ON DIMENSIONS AS NOTED.

2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.

5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED OR AS OTHERWISE DIRECTED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT.

6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. WHERE IT BECOMES NECESSARY TO REMOVE EXISTING PAVEMENT, IT SHALL BE ACCOMPLISHED WITH A SAW CUT TO ACHIEVE A SMOOTH TRANSITION.

7. DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.

8. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3,500 PSI CONCRETE.

9. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. ADA ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.

11. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.

12. THE CONTRACTOR SHALL NOT BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

13. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.

14. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.

15. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND STATE DOT STANDARDS AND SPECIFICATIONS.

16. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

17. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING THE SITE UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.

18. ANY DEFICIENCIES WITHIN THE SITE PRIOR TO TOTAL ACCEPTANCE BY THE OWNER MUST BE REPLACED IN KIND PER STANDARD DRAWINGS.

19. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.

20. THE PROPOSED BUILDING SHALL BE LAID OUT PER THE DIMENSIONS PROVIDED ON THE ARCHITECTURAL PLANS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF THE EXTERIOR WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES, OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.

2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE.

4. SAW CUT TO PROVIDE A CLEAN EDGE IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED. THE EXTENT OF PAVEMENT DEMOLITION SHALL BE COORDINATED WITH THE LIMIT OF NEW IMPROVEMENTS ON THE PROPOSED SITE IMPROVEMENT PLANS.

5. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.

6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AND SPECIFICATIONS.

7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND/OR OTHER SUITABLE METHODS AS NEEDED TO CONTROL DUST CAUSED BY THE DEMOLITION WORK.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS AT NO COST TO THE OWNER.

10. SITE LIGHTING DEMOLITION AND LAYOUT SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS.

11. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.

12. EXISTING SHRUBS TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION.

13. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED, INSPECTED, AND ARE PLACED INTO OPERATION.

14. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES WHILE DEMOLISHING EXISTING UTILITY LINES.

SITE GRADING & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.

2. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.

3. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

4. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

5. REMOVE THE TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

6. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED DEBRIS.

7. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

9. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

10. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.

11. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL ENGINEER MAY BE REQUIRED TO REVIEW THE SUITABILITY AS NEEDED. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

12. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.

14. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. IF GROUNDWATER INFILTRATION IS ENCOUNTERED, THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.

15. ALL FILL MATERIAL SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY A GEOTECHNICAL ENGINEER AND COMPACTED TO REQUIREMENTS NOTED IN THE GEOTECHNICAL REPORT. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.

16. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.

17. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.

18. CONTRACTOR SHALL PROVIDE MINIMUM 6" TOPSOIL IN LAWN AREAS. CONTRACTOR SHALL PROVIDE MINIMUM 8" SOIL MIXTURE WITHIN LANDSCAPE BEDS AND ADDITIONAL DEPTH FOR SHRUBS AND TREES PER PLANTING DETAILS.

19. STRIP TOPSOIL FROM ALL CUT & FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL FURNISH & INSTALL ADDITIONAL TOPSOIL IF INSUFFICIENT QUANTITIES EXIST ONSITE.

20. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFIRM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.

21. MULCH & SOD ALL DISTURBED AREAS NO LATER THEN 7 DAYS AFTER FINAL GRADING IS COMPLETED. UNLESS OTHERWISE NOTED HEREON, THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.

22. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

23. ALL CUT/FILL SLOPES SHALL BE 3 HORIZONTAL AND 1 VERTICAL OR FLATTER UNLESS NOTED OTHERWISE HEREON.

24. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL SPECIFIED WITHIN THE GEOTECHNICAL REPORT SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE. ALL FILL MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. ALL MATERIALS SHALL BE PLACED IN LIFTS AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO 95% STANDARD PROCTOR. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.

25. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE ENCOUNTERED OR EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED AND SHALL ALSO REQUIRE APPROVAL FROM THE ENGINEER.

26. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.

27. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.

28. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIALS (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIALS ARE NOT AVAILABLE ONSITE.

SITE UTILITY NOTES:

1. THE SANITARY SEWER SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE (16 GAUGE).

2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED AROUND UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.

3. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.

4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPERATION BETWEEN SANITARY SEWER LINES AND WATER LINES, WHERE THIS CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.

5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE GOVERNING UTILITY COMPANY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.

7. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.

8. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.

9. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE.

10. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...,) TO PRE-CONSTRUCTION CONDITION.

11. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.

12. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY APPROPRIATE GOVERNING UTILITY PROVIDER.

13. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.

14. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA.

15. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS, EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.

16. REPAIR EXISTING SITE FEATURES THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.

17. THE PROPOSED ELECTRIC, GAS, AND TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE APPROPRIATE GOVERNING UTILITY AGENCY BY THE CONTRACTOR.

18. WHERE DRAINAGE OR UTILITY LINES OCCUR IN FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ALL TESTING.

19. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.

20. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.

21. CONTRACTORS FOR PUBLIC WATER AND SEWER WORK MUST BE APPROVED BY THE LOCAL UTILITY AGENCY.

22. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO LOCAL UTILITY AGENCY SPECIFICATIONS.

23. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

24. CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR LOCATION OF ANY ELECTRICAL SERVICE TO THE BUILDING.

25. MAIN LINE WATER & SEWER TAPS WILL BE COORDINATED WITH APPROPRIATE GOVERNING UTILITY PROVIDER.

UTILITY NOTES AND OWNERS

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in reguard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be soley responsible for contacting the utility location service prior to commencing construction.

SEWER
CITY OF LA VERGNE - CITY UTILITIES
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 793-9891

WATER
CITY OF LA VERGNE - CITY UTILITIES
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 793-9891

GAS
PIEDMONT NATURAL GAS
83 CENTURY BOULEVARD
NASHVILLE, TN 37214
(615) 872-2389

ELECTRIC
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 344-5288

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

AS NOTED

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 101 — 04/28/25

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

GENERAL NOTES

C1.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Walls – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C1.0_Note.dwg–C1.0 Apr 26, 2025 – 12:30pm MarkAno

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWICE A WEEK, BUT AT LEAST 72 HOURS APART. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.

2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.

3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.

5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

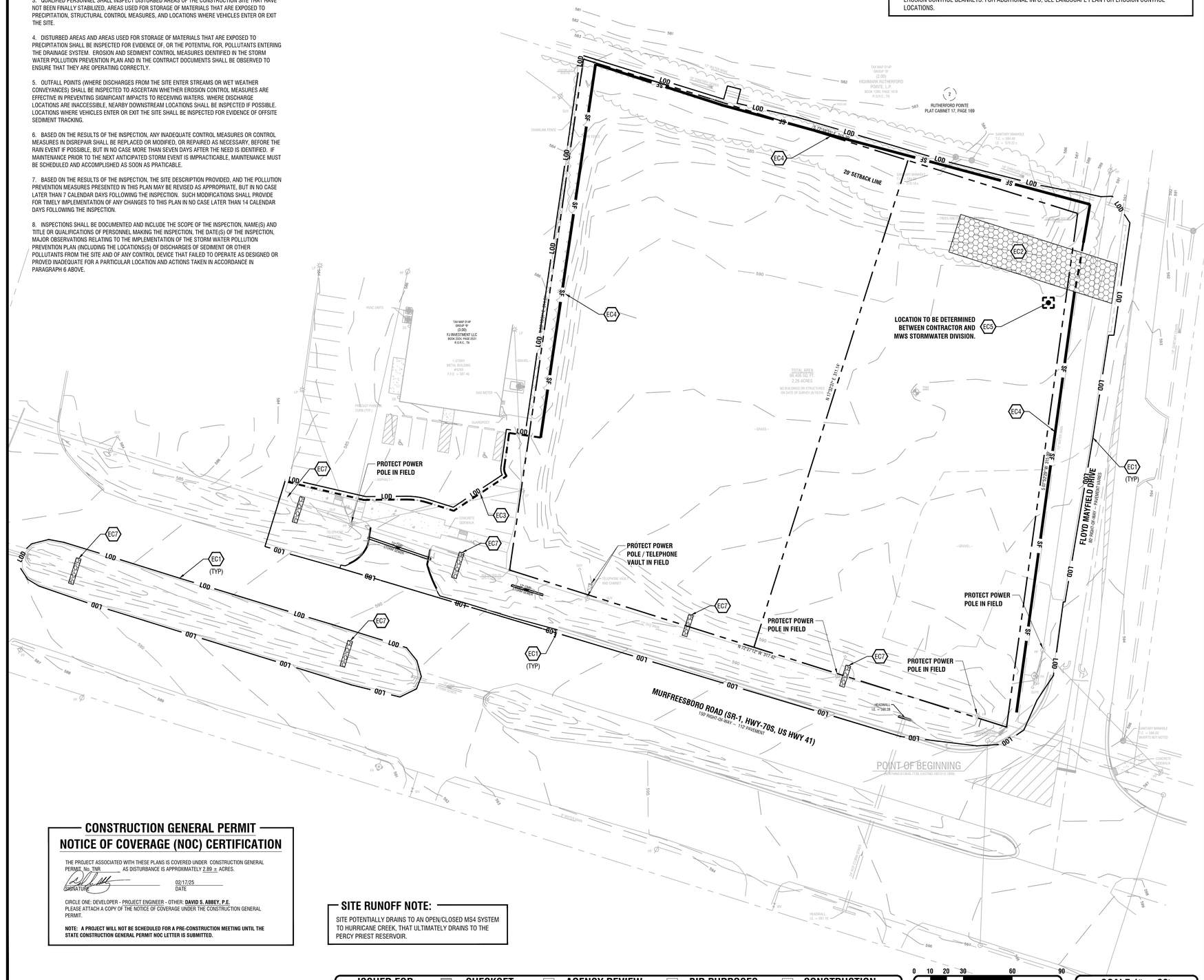
6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE. BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRATICABLE.

7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION.

8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATIONS(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.

EROSION CONTROL NOTES:

1. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
2. ALL PERIMETER MEASURES MUST BE IN PLACE PRIOR TO ANY GRADING ACTIVITIES COMMENCING ON SITE.
3. EROSION EEL'S OR OTHER APPROVED EROSION CONTROL DEVICES TO BE ADDED AT DRIVEWAY ENTRANCE TO PREVENT RUNOFF FROM GETTING ON PUBLIC/PRIVATE ROAD DURING RAIN EVENTS AS NEEDED.
4. ALL EPSC MEASURES SHALL BE DESIGNED TO MEET THE 5 YEAR DESIGN STORM.
5. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN 7 DAYS AND SHALL BE DONE WITH SOD OR EROSION CONTROL BLANKETS. FOR ADDITIONAL INFO, SEE LANDSCAPE PLAN FOR EROSION CONTROL LOCATIONS.



CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT, No. TNR _____ AS DISTURBANCE IS APPROXIMATELY 2.89 ± ACRES.

SIGNATURE _____ 02/17/25 DATE

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: **DAVID S. ABBEY, P.E.**
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

SITE RUNOFF NOTE:

SITE POTENTIALLY DRAINS TO AN OPEN/CLOSED MS4 SYSTEM TO HURRICANE CREEK, THAT ULTIMATELY DRAINS TO THE PERCY PRIEST RESERVOIR.

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

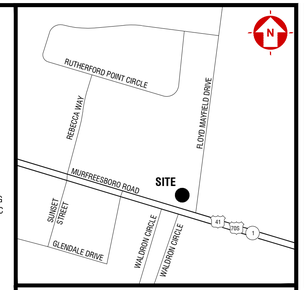
SCALE 1" = 30'

Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

TYPICAL NOTES

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE REGULATING AGENCY FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
3. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 7 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
6. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
7. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
8. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE; THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1). WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR (2). WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
10. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 7 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES: AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
11. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 7 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
12. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
13. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
EC1	LIMIT OF DISTURBANCE	
EC2	TEMPORARY CONSTRUCTION ENTRANCE	1/C2.2
EC3	EROSION EEL	2/C2.2
EC4	SILT FENCE W/WIRE BACKING	3/C2.2
EC5	CONCRETE WASHOUT	4/C2.2
EC6	INLET PROTECTION	5/C2.2
EC7	ROCK CHECK DAM	6/C2.2
EC8	OUTLET PROTECTION	2/C7.1

PROPOSED FEATURE LEGEND

EROSION EEL
LIMITS OF DISTURBANCE — LOD
SILT FENCE — SF
CONCRETE WASHOUT STRUCTURE
ROCK CHECK DAM

NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY — REGISTERED ENGINEER — 102.025 — STATE OF TENNESSEE — 4/28/25

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

EROSION & SEDIMENT CONTROL PLAN (PHASE I)

C2.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Walls – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C2-0_Ero.dwg–C2.0 Apr 26, 2025 – 12:51pm MarkAmo

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWICE A WEEK, BUT AT LEAST 72 HOURS APART. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.

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6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE. BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRATICABLE.

7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION.

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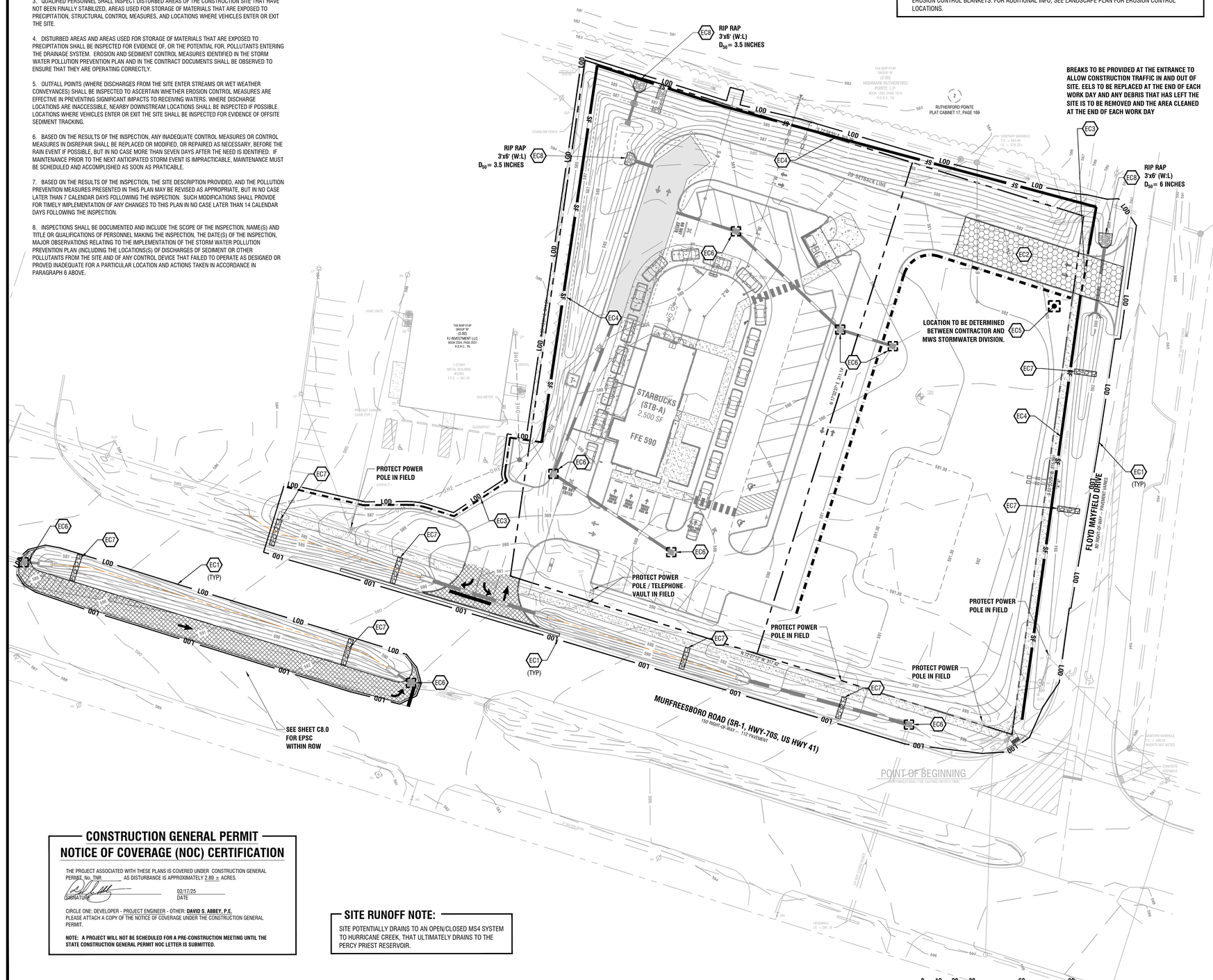
EROSION CONTROL NOTES:

1. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
2. ALL PERIMETER MEASURES MUST BE IN PLACE PRIOR TO ANY GRADING ACTIVITIES COMMENCING ON SITE.
3. EROSION EEL'S OR OTHER APPROVED EROSION CONTROL DEVICES TO BE ADDED AT DRIVEWAY ENTRANCE TO PREVENT RUNOFF FROM GETTING ON PUBLIC/PRIVATE ROAD DURING RAIN EVENTS AS NEEDED.
4. ALL EPSC MEASURES SHALL BE DESIGNED TO MEET THE 5 YEAR DESIGN STORM.
5. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN 7 DAYS AND SHALL BE DONE WITH SOD OR EROSION CONTROL BLANKETS. FOR ADDITIONAL INFO, SEE LANDSCAPE PLAN FOR EROSION CONTROL LOCATIONS.



CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT, No. TNR _____ AS DISTURBANCE IS APPROXIMATELY 2.89 ± ACRES.

SIGNATURE _____ 02/17/25 DATE

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: **DAVID S. ABBEY, P.E.**
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

SITE RUNOFF NOTE:

SITE POTENTIALLY DRAINS TO AN OPEN/CLOSED MS4 SYSTEM TO HURRICANE CREEK, THAT ULTIMATELY DRAINS TO THE PERCY PRIEST RESERVOIR.

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

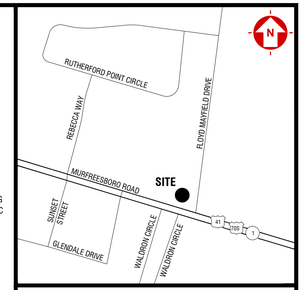
SCALE 1" = 30'

Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

TYPICAL NOTES

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE REGULATING AGENCY FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
3. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 7 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
6. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
7. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
8. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE; THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1). WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR (2). WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
10. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED .AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 7 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES: AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
11. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 7 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
12. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
13. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
EC1	LIMIT OF DISTURBANCE	
EC2	TEMPORARY CONSTRUCTION ENTRANCE	1/C2.2
EC3	EROSION EEL	2/C2.2
EC4	SILT FENCE W/WIRE BACKING	3/C2.2
EC5	CONCRETE WASHOUT	4/C2.2
EC6	INLET PROTECTION	5/C2.2
EC7	ROCK CHECK DAM	6/C2.2
EC8	OUTLET PROTECTION	2/C7.1

PROPOSED FEATURE LEGEND

EROSION EEL
LIMITS OF DISTURBANCE — LOD
SILT FENCE — SF
CONCRETE WASHOUT STRUCTURE
ROCK CHECK DAM

NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
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NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 02/17/25

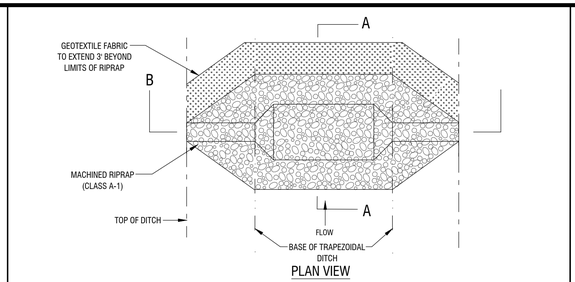
REVISIONS		
NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

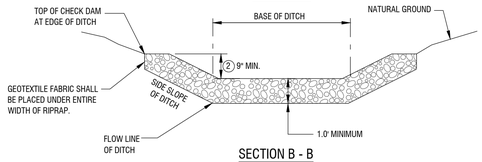
EROSION & SEDIMENT CONTROL PLAN (PHASE II)

C2.1

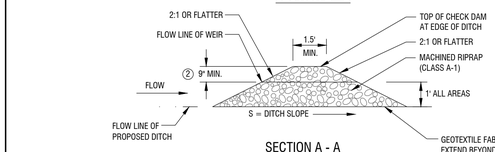
\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wolfs – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C2-0_Ero.dwg–C2.1 Apr 26, 2025 - 12:52pm MarkAno



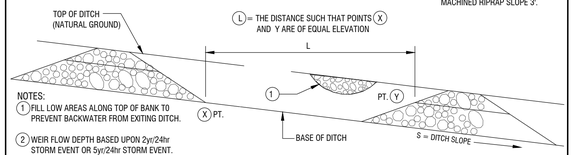
PLAN VIEW



SECTION B - B



SECTION A - A

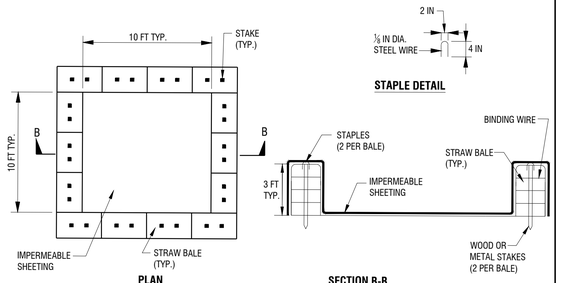


NOTES:
1. FILL LOW AREAS ALONG TOP OF BANK TO PREVENT BACKWATER FROM EXITING DITCH.
2. WEIR FLOW DEPTH BASED UPON 2yr/24hr STORM EVENT OR 5yr/24hr STORM EVENT.

DETAIL FOR SPACING BETWEEN CHECK DAMS

6 TEMPORARY ROCK CHECK DAM

NTS



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

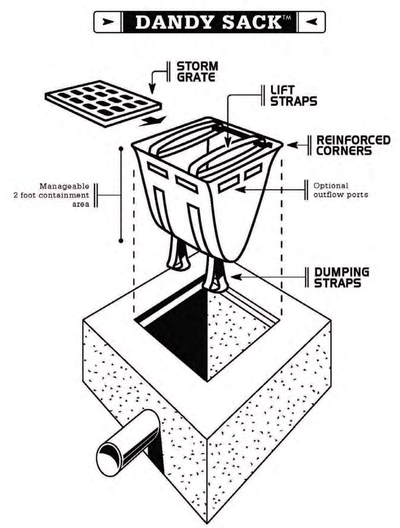
WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS. WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

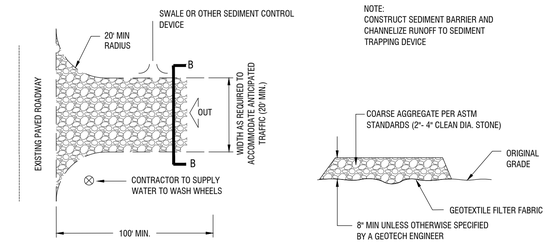
4 CONCRETE WASHOUT STRUCTURE

NTS



5 INLET PROTECTION

NTS

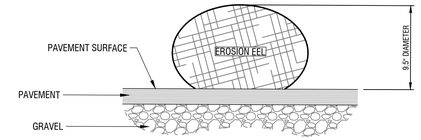


1 TEMPORARY CONSTRUCTION EXIT

NTS

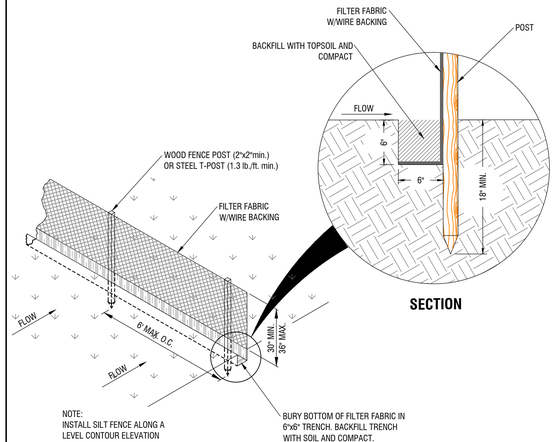
NOTE:
SILT PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.

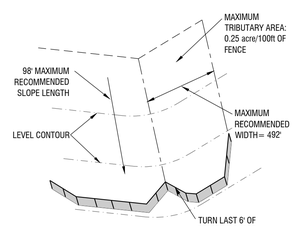
NOTE:
UTILIZE THE EROSION EEL BY JEN HILL OR APPROVED EQUAL



2 EROSION EEL

NTS





SPECIFICATIONS	
Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp-120 Fill -100
Elongation (%Max.) (ASTM D-4632)	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	25
Ultraciolet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphram Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

3 SILT FENCE W/WIRE BACKING

NTS

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DMG CIVIL DESIGN MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 4/28/25

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

EROSION & SEDIMENT CONTROL DETAILS

C2.2

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

AS NOTED

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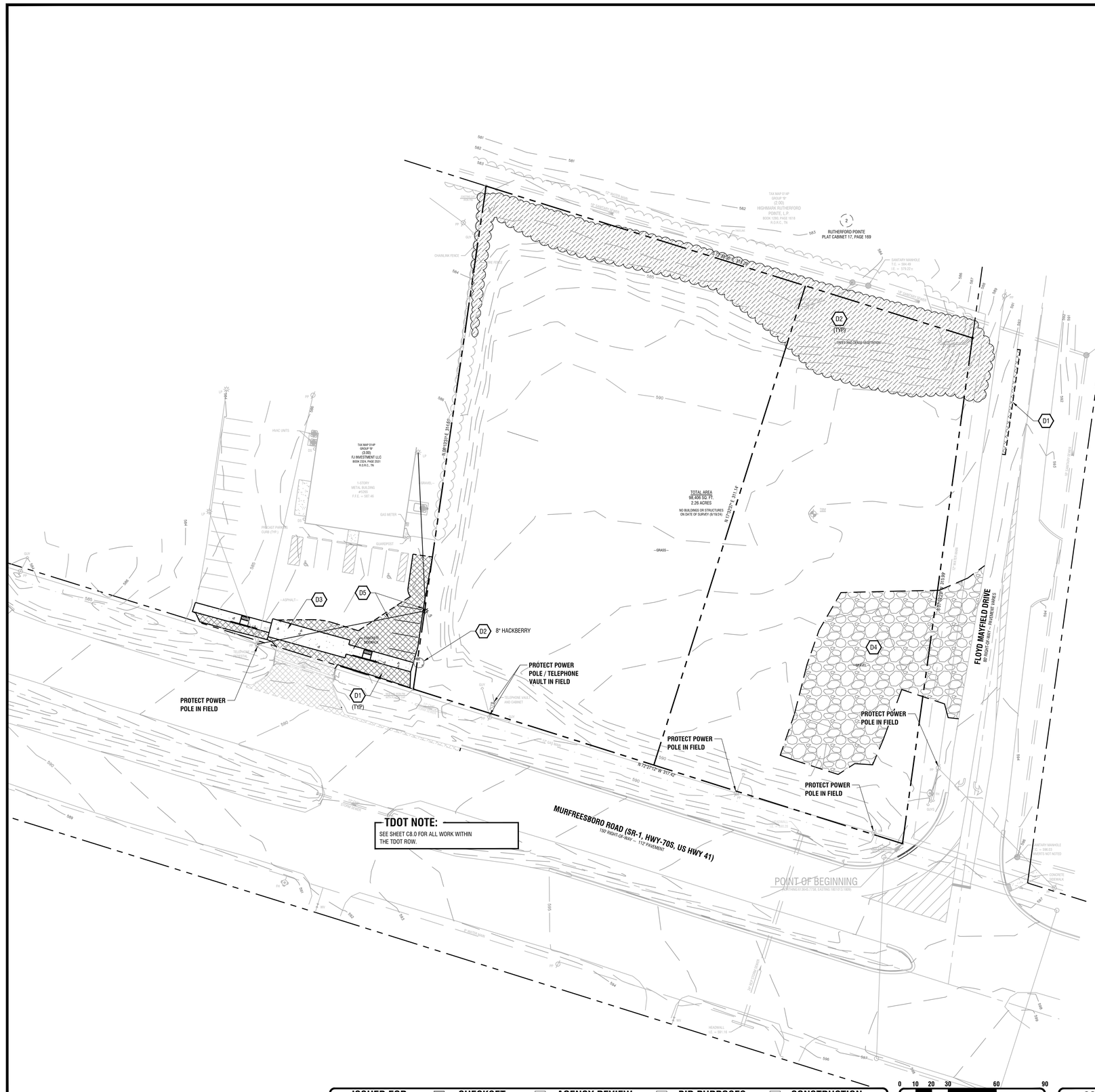

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0 10 20 30 60 90

SCALE 1" = 30'

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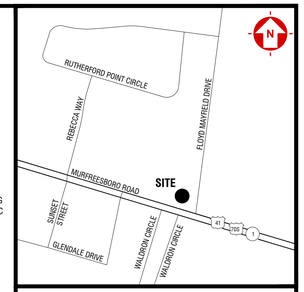

VICINITY MAP

FLOOD NOTE:
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DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

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DEMOLITION NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
D1	REMOVE EXISTING ASPHALT PAVEMENT	
D2	CLEARING AND GRUBBING / REMOVE EXISTING TREES	
D3	REMOVE EXISTING CONCRETE SIDEWALK	
D4	REMOVE EXISTING GRAVEL PAD	
D5	REMOVE OVERHEAD UTILITY AND POWER POLE	

DEMOLITION NOTE:
CONTRACTOR TO USE EXTREME CARE NOT TO DAMAGE ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE TO REMAIN AND/OR BE REUSED.

ANY CONCRETE CURB, CONCRETE PAVEMENT, ASPHALT PAVEMENT, GUARDRAILS, UTILITIES, STREET SIGNS, ETC. THAT ARE TO REMAIN THAT ARE DAMAGED DURING SITE IMPROVEMENTS SHALL BE REPLACED TO PRE CONSTRUCTION SPECIFICATIONS.

CONTRACTOR TO COORDINATE WITH TDOT FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

PROPOSED FEATURE LEGEND

- CONCRETE TO BE REMOVED
- ASPHALT TO BE REMOVED
- GRAVEL TO BE REMOVED
- VEGETATION TO BE REMOVED

NOTE:
REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:

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DAVID S. ABBEY
REGISTERED
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
04/28/25

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

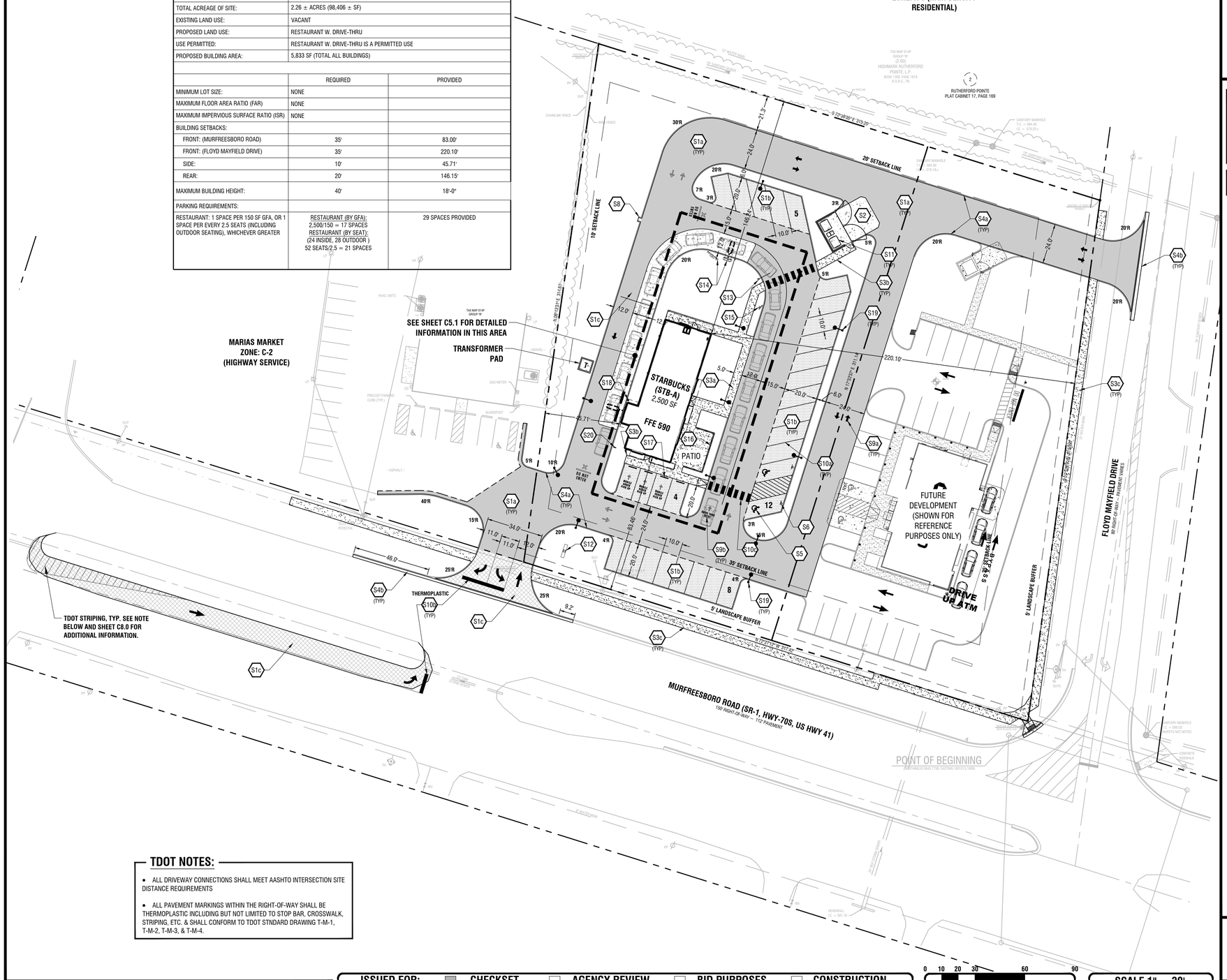
SITE
DEMOLITION PLAN

C3.0

SITE DATA TABLE

CITY:	LA VERGNE
COUNTY:	RUTHERFORD
STATE:	TENNESSEE
COUNCIL DISTRICT:	N/A
ADDRESS:	101 FLOYD MAYFIELD DRIVE
PARCEL ID:	014P-B-004.00-000
SUBDIVISION:	NONE
ZONING CLASSIFICATION:	C-2 (HIGHWAY SERVICE)
SURROUNDING ZONING:	C-2 (HIGHWAY SERVICE)
TOTAL ACREAGE OF SITE:	2.26 ± ACRES (98,406 ± SF)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESTAURANT W. DRIVE-THRU
USE PERMITTED:	RESTAURANT W. DRIVE-THRU IS A PERMITTED USE
PROPOSED BUILDING AREA:	5,833 SF (TOTAL ALL BUILDINGS)

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NONE	
MAXIMUM FLOOR AREA RATIO (FAR)	NONE	
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)	NONE	
BUILDING SETBACKS:		
FRONT: (MURFREESBORO ROAD)	35'	83.00'
FRONT: (FLOYD MAYFIELD DRIVE)	35'	220.10'
SIDE:	10'	45.71'
REAR:	20'	146.15'
MAXIMUM BUILDING HEIGHT:	40'	18'-0"
PARKING REQUIREMENTS:		
RESTAURANT: 1 SPACE PER 150 SF GFA, OR 1 SPACE PER EVERY 2.5 SEATS (INCLUDING OUTDOOR SEATING), WHICHEVER GREATER	RESTAURANT (BY GFA): 2,500/150 = 17 SPACES RESTAURANT (BY SEAT): (24 INSIDE, 28 OUTDOOR) 52 SEATS/2.5 = 21 SPACES	29 SPACES PROVIDED



TDOT NOTES:

- ALL DRIVEWAY CONNECTIONS SHALL MEET AASHTO INTERSECTION SITE DISTANCE REQUIREMENTS
- ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC INCLUDING BUT NOT LIMITED TO STOP BAR, CROSSWALK, STRIPING, ETC. & SHALL CONFORM TO TDOT STNDARD DRAWING T-M-1, T-M-2, T-M-3, & T-M-4.

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

SCALE 1" = 30'

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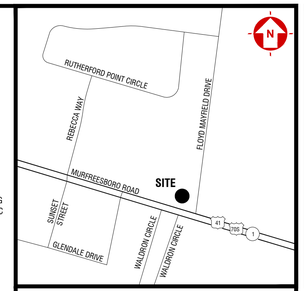

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NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
S1a	ASPHALT PAVEMENT SECTION (HEAVY DUTY)	1/C7.0
S1b	ASPHALT PAVEMENT SECTION (LIGHT DUTY)	1/C7.0
S1c	ASPHALT PAVEMENT SECTION (TDOT)	SHEET C8.0
S2	CONCRETE PAVEMENT SECTION	2/C7.0
S3a	CONCRETE SIDEWALK	3/C7.0
S3b	CONCRETE SIDEWALK W/TURN DOWN CURB	4/C7.0
S3c	CONCRETE SIDEWALK (TDOT, MM-SW-1)	--
S4a	CONCRETE POST CURB	5/C7.0
S4b	CONCRETE CURB WITH GUTTER (TDOT, RP-VC-11)	--
S5	ADA ACCESSIBLE SYMBOL	9/C7.0
S6	ADA ACCESSIBLE SIGN	8/C7.0
S7	ADA ACCESSIBLE RAMP	6/C7.0
S8	CONCRETE CURB CUT	10/C7.0
S9a	PAVEMENT DIRECTIONAL ARROW	11/C7.0
S9b	TENANT PAVEMENT MARKING	SEE ARCH. PLANS
S10a	4" WIDE WHITE PAINTED LINE (5 MIL PAINT)	
S10b	24" WIDE STOP BAR (THERMOPLASTIC)	
S10c	PEDESTRIAN CROSSWALK	14/C7.0
S11	DUMPSTER ENCLOSURE	SEE ARCH. PLANS
S12	PROJECT ID SIGN	BY OTHERS
S13	CLEARANCE BAR	SEE ARCH. PLANS
S14	MENU BOARD WITH CANOPY	SEE ARCH. PLANS
S15	PREVIEW BOARD	SEE ARCH. PLANS
S16	PATIO RAILING	SEE ARCH. PLANS
S17	CONCRETE WHEELSTOP	12/C7.0
S18	CONCRETE BOLLARD	13/C7.0
S19	SITE LIGHTING	SEE PHOTO. PLAN
S20	THANK YOU / EXIT ONLY DIRECTION SIGN	SEE ARCH. PLAN

PROPOSED FEATURE LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (STD. DUTY)
- ASPHALT PAVEMENT (HVY. DUTY)
- PARKING COUNT: 1

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
DMG DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABEY, REGISTERED ENGINEER, AGRICULTURE, CIVIL, LANDSCAPE ARCHITECTURE, STATE OF TENNESSEE

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

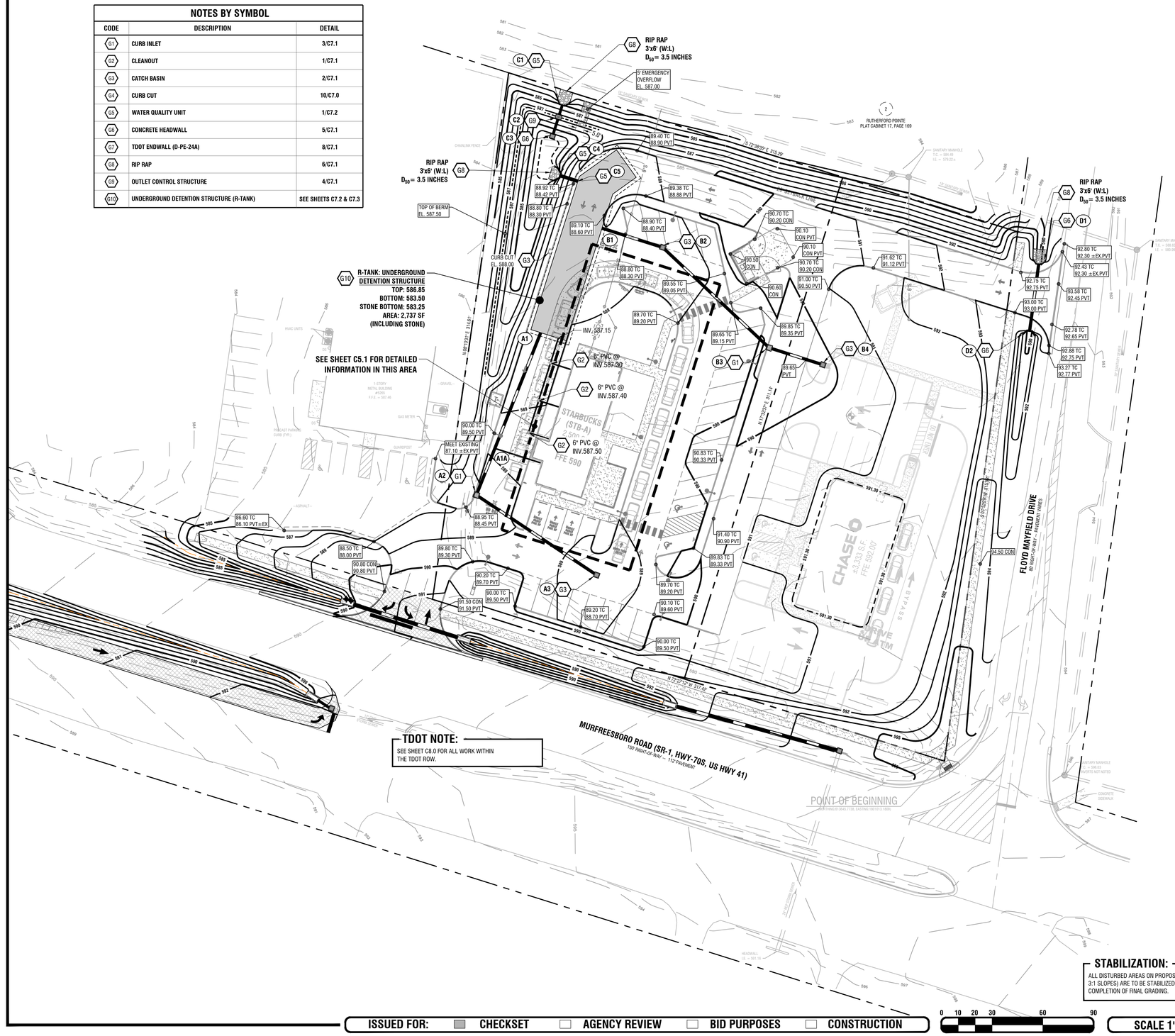
SITE LAYOUT PLAN

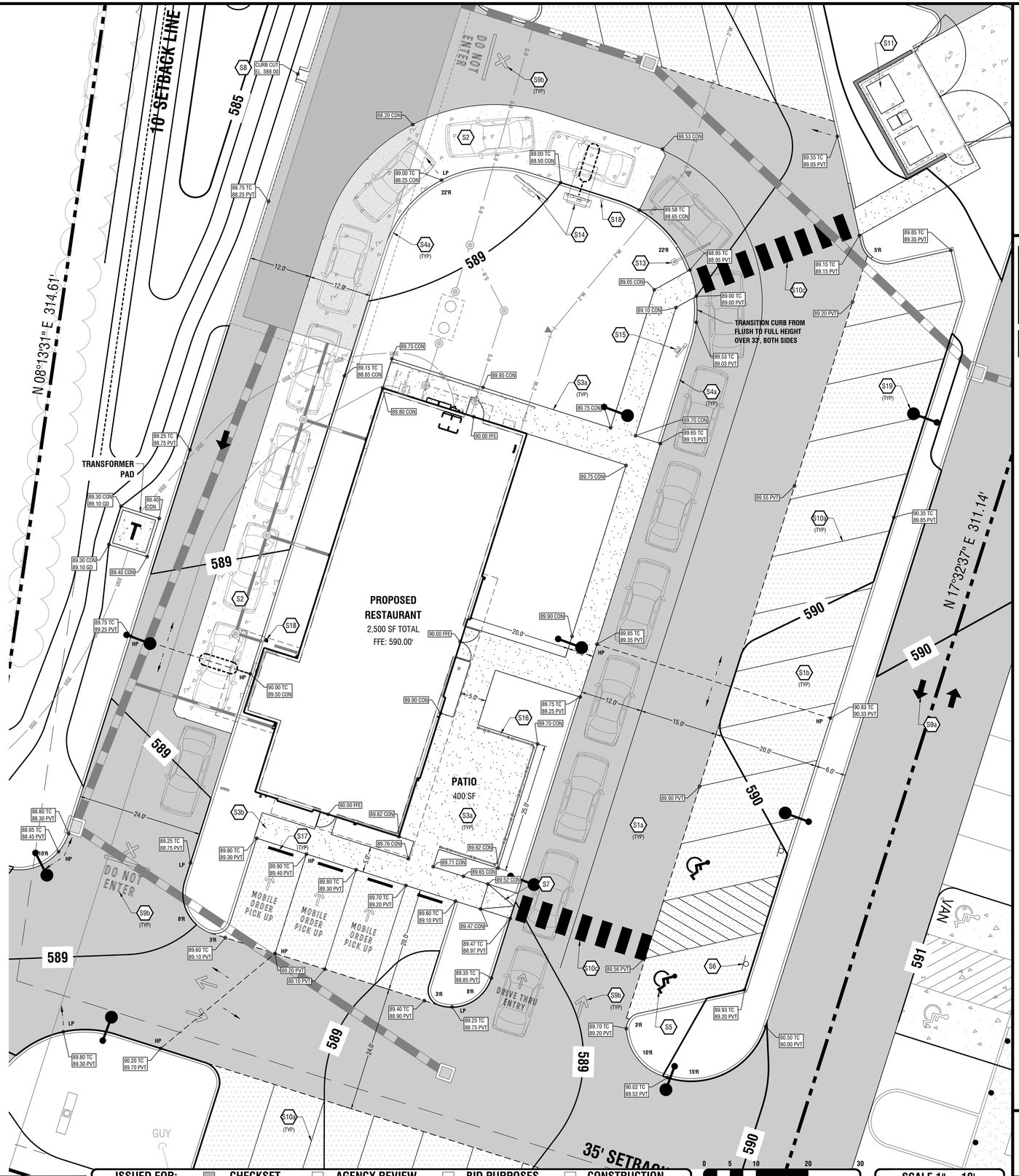
C4.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wollis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C4.0_Geo.dwg-Geo Apr 26, 2025 – 1:14pm MarkAno

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
B1	CURB INLET	3/C7.1
D2	CLEANOUT	1/C7.1
G3	CATCH BASIN	2/C7.1
G4	CURB CUT	10/C7.0
G5	WATER QUALITY UNIT	1/C7.2
G6	CONCRETE HEADWALL	5/C7.1
G7	TDOT ENDWALL (D-PE-24A)	8/C7.1
G8	RIP RAP	6/C7.1
G9	OUTLET CONTROL STRUCTURE	4/C7.1
G10	UNDERGROUND DETENTION STRUCTURE (R-TANK)	SEE SHEETS C7.2 & C7.3


RIP RAP 3'x6' (W:L) D50= 3.5 INCHES
5' EMERGENCY OVERFLOW EL. 587.00
TOP OF BERM EL. 587.50
CURB CUT EL. 588.00
R-TANK: UNDERGROUND DETENTION STRUCTURE
TOP: 586.85
BOTTOM: 583.50
STONE BOTTOM: 583.25
AREA: 2,737 SF
(INCLUDING STONE)
SEE SHEET C5.1 FOR DETAILED INFORMATION IN THIS AREA
INV. 587.15
6" PVC @ INV.587.30
6" PVC @ INV.587.40
6" PVC @ INV.587.50
MEET EXISTING 87.10 ±EX.PVT
STARBUCKS (STB-A) 2,500 S.F. FFE 590
CHASE 25,333 S.F. FFE 592.00
DRIVE THRU
RUTHERFORD POINTE PLAT CABINET 17, PAGE 169
FLOYD MAYFIELD DRIVE
60' RIGHT-OF-WAY — PAVEMENT VARIES
MURFREESBORO ROAD (SR-1, HWY-70S, US HWY 41)
150' RIGHT-OF-WAY — 112' PAVEMENT
POINT OF BEGINNING
EASTING 813643.7728, EASTING 1807813.1809
N 72°27'38"E 315.29'
N 72°27'38"E 317.14'
N 72°27'38"E 317.42'
S 17°32'22"E 317.14'
S 17°32'22"W 317.14'
S 72°27'38"W 315.29'
N 17°32'22"W 317.14'
N 17°32'22"W 317.42'
SANITARY MANHOLE I.E. = 584.48 I.E. = 579.03 ±
SANITARY MANHOLE I.E. = 590.65 I.E. = 580.99
SANITARY MANHOLE I.E. = 596.65 INVERTS NOT NOTED
HEADWALL I.E. = 591.16
HEADWALL I.E. = 591.26
HEADWALL I.E. = 591.36
HEADWALL I.E. = 591.46
HEADWALL I.E. = 591.56
HEADWALL I.E. = 591.66
HEADWALL I.E. = 591.76
HEADWALL I.E. = 591.86
HEADWALL I.E. = 591.96
HEADWALL I.E. = 592.06
HEADWALL I.E. =

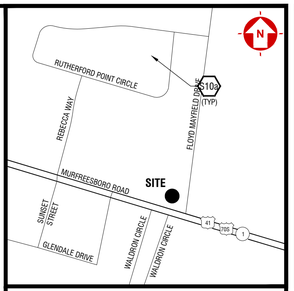


Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
S1a	ASPHALT PAVEMENT SECTION (HEAVY DUTY)	1/C7.0
S1b	ASPHALT PAVEMENT SECTION (LIGHT DUTY)	1/C7.0
S1c	~~ASPHALT PAVEMENT SECTION (TDOT)~~	--
S2	CONCRETE PAVEMENT SECTION	2/C7.0
S3a	CONCRETE SIDEWALK	3/C7.0
S3b	CONCRETE SIDEWALK W/TURN DOWN CURB	4/C7.0
S3c	~~CONCRETE SIDEWALK (TDOT, MM-SW-1)~~	--
S4a	CONCRETE POST CURB	5/C7.0
S4b	~~CONCRETE CURB WITH GUTTER (TDOT, RP-VC-11)~~	--
S5	ADA ACCESSIBLE SYMBOL	9/C7.0
S6	ADA ACCESSIBLE SIGN	8/C7.0
S7	ADA ACCESSIBLE RAMP	6/C7.0
S8	CONCRETE CURB CUT	10/C7.0
S9a	PAVEMENT DIRECTIONAL ARROW	11/C7.0
S9b	TENANT PAVEMENT MARKING	SEE ARCH. PLANS
S10a	4" WIDE WHITE PAINTED LINE (5 MIL PAINT)	
S10b	~~PAINTED 24" WIDE STOP BAR~~	
S10c	PEDESTRIAN CROSSWALK	3/C7.2
S11	DUMPSTER ENCLOSURE	SEE ARCH. PLANS
S12	~~PROJECT ID SIGN~~	BY OTHERS
S13	CLEARANCE BAR	SEE ARCH. PLANS
S14	MENU BOARD WITH CANOPY	SEE ARCH. PLANS
S15	PREVIEW BOARD	SEE ARCH. PLANS
S16	PATIO RAILING	SEE ARCH. PLANS
S17	CONCRETE WHEELSTOP	2/C7.2
S18	CONCRETE BOLLARD	13/C7.0
S19	SITE LIGHTING	SEE PHOTO. PLAN

PROPOSED FEATURE LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (STD. DUTY)
- ASPHALT PAVEMENT (HVY. DUTY)
- PARKING COUNT [1]

NOTE:
REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:

RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:

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TELE:(615) 227-5863
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PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABSHIER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
8/12/25

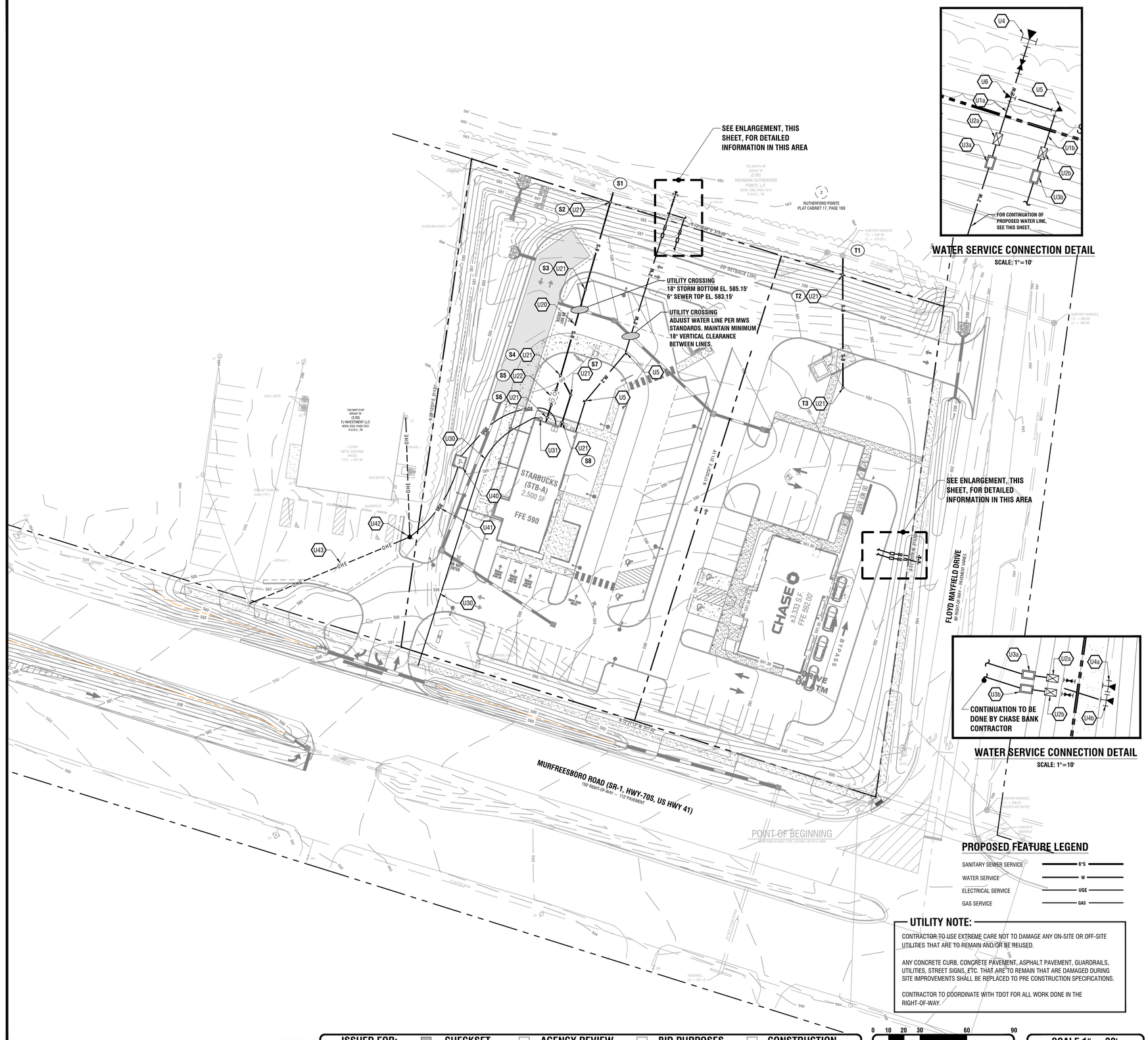
REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

DETAILED SITE LAYOUT AND GRADING PLAN

C5.1

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 - Seeley Wallis - Commercial Development - 101 Floyd Mayfield Dr - LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C5.1_Gra.dwg-Geo Apr 26, 2025 - 1:54pm MarkAno



UTILITY NOTE:

CONTRACTOR TO USE EXTREME CARE NOT TO DAMAGE ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE TO REMAIN AND/OR BE REUSED.

ANY CONCRETE CURB, CONCRETE PAVEMENT, ASPHALT PAVEMENT, GUARDRAILS, UTILITIES, STREET SIGNS, ETC. THAT ARE TO REMAIN THAT ARE DAMAGED DURING SITE IMPROVEMENTS SHALL BE REPLACED TO PRE CONSTRUCTION SPECIFICATIONS.

CONTRACTOR TO COORDINATE WITH TDOT FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

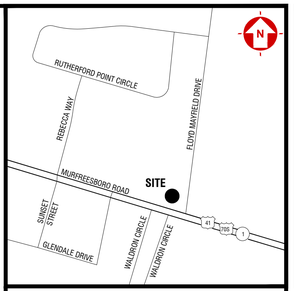
SCALE 1" = 30'

811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
U1a	2" WATER SERVICE LINE (DOMESTIC)	
U1b	1" WATER SERVICE LINE (IRRIGATION)	
U2a	2" WATER METER (DOMESTIC)	
U2b	1" WATER METER (IRRIGATION)	
U3a	2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	6/C7.2
U3b	1" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	7/C7.2
U4a	12" x 2" TAPPING SLEEVE AND VALVE	
U4b	12" x 1" TAPPING SLEEVE AND VALVE	
U5	CONCRETE BEND WITH THRUST BLOCK	
U6	2" X 1" TEE	
U20	SANITARY SEWER SERVICE (6" PVC SCH-40)	
U21	SANITARY SEWER CLEANOUT	8/C7.1
U22	GREASE INTERCEPTOR (1000 GALLON MIN.), PER METRO STDS.	
U23		
U30	GAS SERVICE LINE	
U31	GAS METER	
U40	PAD MOUNTED TRANSFORMER	
U41	UNDERGROUND ELECTRICAL LINE	
U42	RELOCATED ELECTRICAL POLE	
U43	OVERHEAD ELECTRICAL LINE	
U50	3" CONDUIT (IRRIGATION)	

SANITARY SEWER PIPE

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT	INVERT	LENGTH (LIN. FT.)	SLOPE (%)
S8	S7	6" PVC	586.00	585.64	18	2.00
S7	S4	6" PVC	585.64	583.50	12	17.83
S6	S5	6" PVC	586.00	585.80	10	2.00
S5	S4	6" PVC	585.80	583.50	10	23.00
S4	S3	6" PVC	583.50	582.36	57	2.00
S3	S2	6" PVC	582.36	581.20	58	2.00
S2	S1	6" PVC	581.20	*578.50	6	45.00
T3	T2	6" PVC	586.00	582.00	70	8.57
T2	T1	6" PVC	582.00	581.80	10	2.00

*CONTRACTOR TO VERIFY INV PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES IMMEDIATELY.

SAN. STRUCTURES

STRUCTURE ID	STRUCTURE TYPE
S1	BLIND CONNECTION
S2	CLEANOUT
S3	CLEANOUT
S4	CLEANOUT
S5	GREASE INTERCEPTOR
S6	CLEANOUT
S7	CLEANOUT
S8	CLEANOUT
T1	PUBLIC SANITARY MANHOLE
T2	CLEANOUT
T3	CLEANOUT

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:

RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
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615.742.9955
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PLANS PREPARED BY:

4209 GALLATIN PIKE
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TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL

101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABERNATHY — REGISTERED ENGINEER — AGRICULTURE — CIVIL — STATE OF TENNESSEE

NO.	DESCRIPTION	DATE
	REVISIONS	

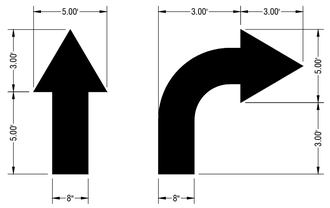
DATE:	04/28/25
DMG Project No:	24159

SITE UTILITY PLAN

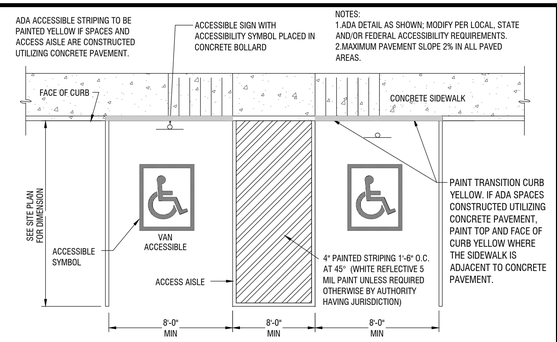
C6.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne_TN_C6.0_Util.dwg-Ceo Apr 28, 2025 – 8:31am MarkAno

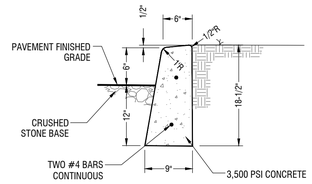
NOTE:
ALL TRAFFIC ARROWS TO BE REFLECTIVE
5 MIL WHITE PAINT PER SPECS.



11 PAVEMENT DIRECTIONAL ARROWS
NTS



7 TYPICAL ACCESSIBLE PARKING PLAN
NTS



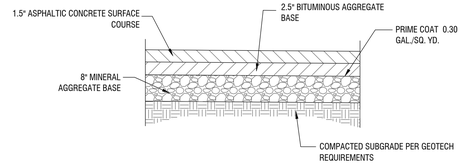
4 CONCRETE POST CURB
NTS

ASPHALT PAVEMENT NOTE:

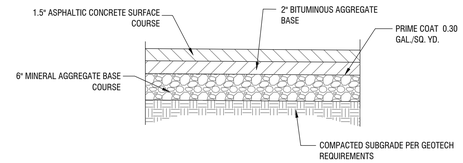
THE CONTRACTOR TO INCLUDE ADD-ALTERNATE PRICE FOR THE FOLLOWING: THE PAVEMENT SECTIONS SHOWN HEREON REFLECT A DESIGN FOR FULL DEPTH PAVEMENT AS DESCRIBED BY THE OWNER. THE PAVING CONTRACTOR IS REQUIRED TO FURNISH THE OWNER WITH A 2-YEAR WARRANTY ON THESE SECTIONS OR SHALL PROVIDE AN ALTERNATE PAVEMENT DESIGN THAT INCLUDES A 2-YEAR WARRANTY. ANY VARIATIONS FROM THE PAVING SECTIONS SHOWN REQUIRE APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.

1. AT THE TIME OF INSTALLATION, EACH AND EVERY PULL SHALL BE SUFFICIENTLY OVERLAPPED WITH THE ADJACENT PULL SUCH AS TO ELIMINATE ANY AND ALL DEPRESSIONS BETWEEN PULLS.

2. THE OWNER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR AND IT'S TESTING COMPANY TO PROVIDE AS MANY ASPHALT CORE SAMPLES AS THE OWNER DEEMS NECESSARY AND SUFFICIENT IN THE LOCATIONS SELECTED BY THE OWNER SO AS TO BE SATISFIED THAT THE WORK WAS COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. SUCH CORE SAMPLES AS DIRECTED BY THE OWNER AND THE SUBSEQUENT REPAIR WORK WILL BE CONSIDERED AN EXTRA.

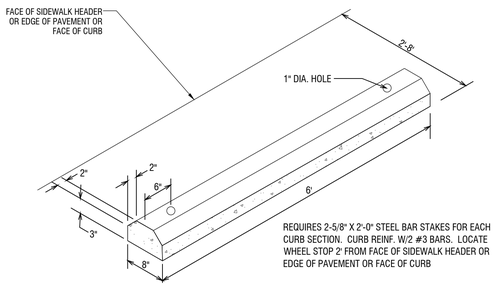


HEAVY DUTY PAVEMENT

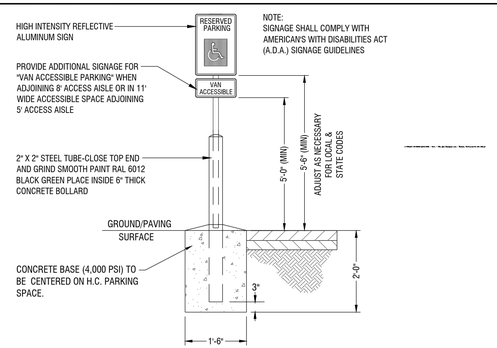


STANDARD DUTY PAVEMENT

1 ASPHALT PAVEMENT SECTION
NTS

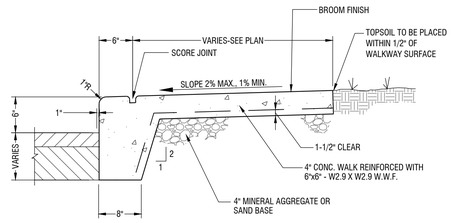


12 CONCRETE WHEELSTOP
NTS

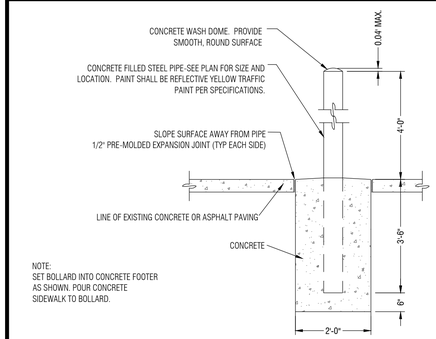


8 ADA ACCESSIBLE SIGN
NTS

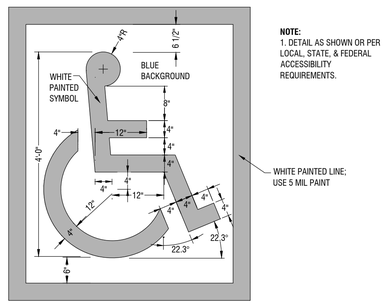
NOTE:
USE 3,500 PSI CONCRETE;
USE GRADE 60 STEEL; PROVIDE CONTROL JOINTS @ 5' CENTERS;
PROVIDE EXPANSION JOINTS @ 25' CENTERS AND WHERE SIDEWALKS ABUT RIGID MATERIAL



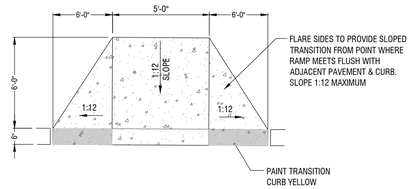
5 SIDEWALK WITH TURN DOWN CURB
NTS



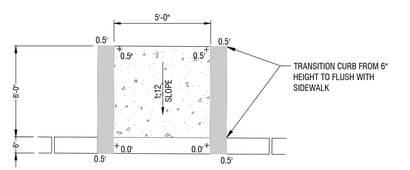
13 CONCRETE BOLLARD
NTS



9 ADA ACCESSIBLE SYMBOL
NTS



TYPE I



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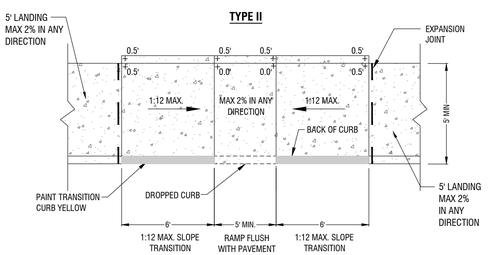
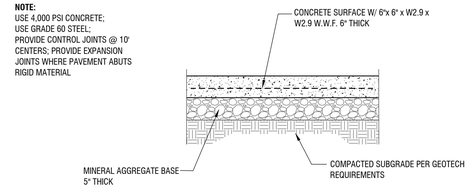


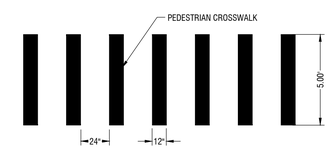
TYPE III

6 ADA ACCESSIBLE RAMP
NTS

NOTE:
USE 4,000 PSI CONCRETE;
USE GRADE 60 STEEL;
PROVIDE CONTROL JOINTS @ 10' CENTERS; PROVIDE EXPANSION JOINTS WHERE PAVEMENT ABUTS RIGID MATERIAL



2 CONCRETE PAVEMENT SECTION
NTS



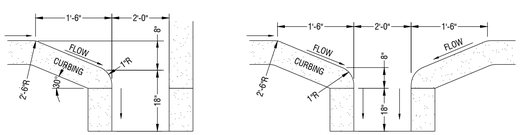
NOTE:

1. PEDESTRAIN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10

2. PEDESTRAIN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON CONCRETE (TYPICAL).

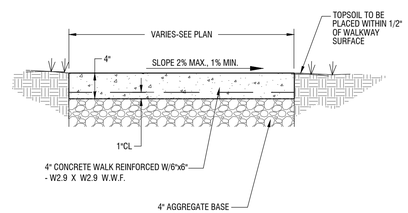
3. PAINT 12" WIDE STRIPES (5 MIL PAINT) AS INDICATED. USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL.

14 PEDESTRIAN CROSSWALK
NTS



10 CONCRETE CURB CUT
NTS

NOTE:
USE 3,500 PSI CONCRETE; USE GRADE 60 STEEL;
PROVIDE CONTROL JOINTS @ 5' CENTERS
PROVIDE EXPANSION JOINTS @ 25' CENTERS
AND WHERE SIDEWALKS ABUT RIGID MATERIAL



3 CONCRETE SIDEWALK
NTS

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DESIGN MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ARBY
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
25

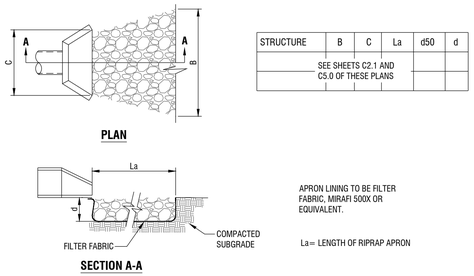
REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

SITE DEVELOPMENT DETAILS
C7.0

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne_TN_C7-0_Dtl.dwg–C7.0 Apr 26, 2025 – 2:05pm MarkAnno



PLAN

SECTION A-A

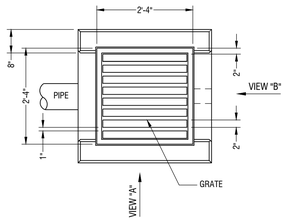
STRUCTURE	B	C	La	d50	d
SEE SHEETS C2.1 AND C5.0 OF THESE PLANS					

APRON LINING TO BE FILTER FABRIC, MIRAFI 500X OR EQUIVALENT.

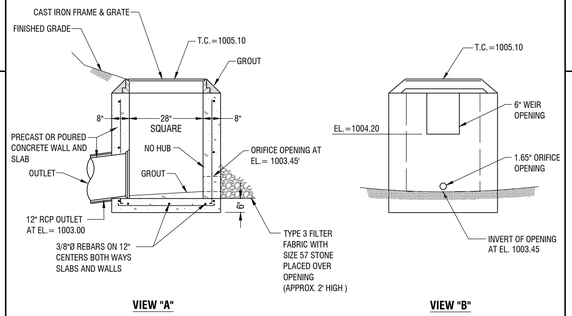
La= LENGTH OF RIPRAP APRON

7 RIPRAP OUTLET PROTECTION DETAIL

NTS



PLAN

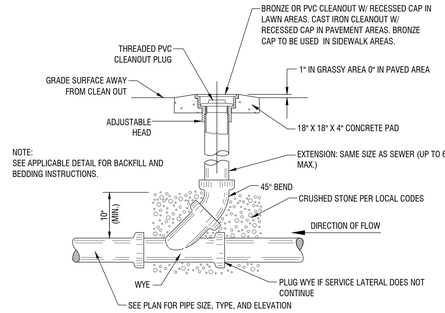


VIEW "A"

VIEW "B"

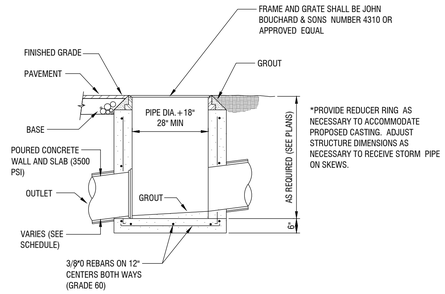
4 POND OUTLET STRUCTURE

NTS



1 EXTERIOR CLEANOUT

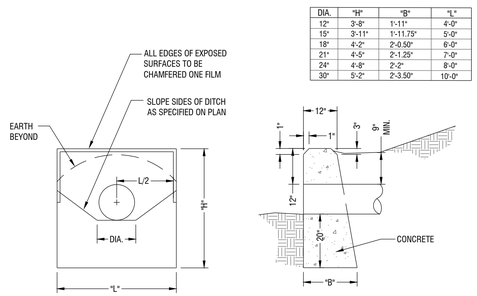
NTS



2 CATCH BASIN

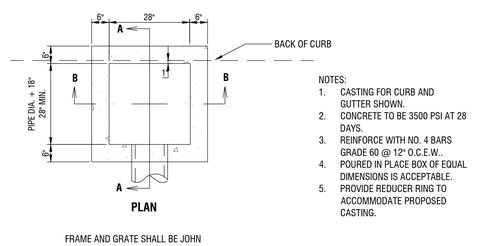
NTS

DIA.	"H"	"B"	"L"
12"	3'-8"	1'-11"	4'-0"
15"	3'-11"	1'-11.75"	5'-0"
18"	4'-2"	2'-0.50"	6'-0"
21"	4'-5"	2'-1.25"	7'-0"
24"	4'-8"	2'-2"	8'-0"
30"	5'-2"	2'-3.50"	10'-0"



5 CONCRETE HEADWALL

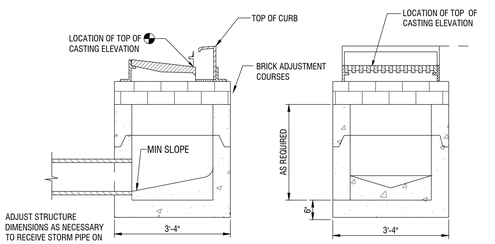
NTS



PLAN

NOTES:
1. CASTING FOR CURB AND GUTTER SHOWN.
2. CONCRETE TO BE 3500 PSI AT 28 DAYS.
3. REINFORCE WITH NO. 4 BARS GRADE 60 @ 12" O.C.E.W..
4. POURED IN PLACE BOX OF EQUAL DIMENSIONS IS ACCEPTABLE.
5. PROVIDE REDUCER RING TO ACCOMMODATE PROPOSED CASTING.

FRAME AND GRATE SHALL BE JOHN BOUCHARD & SONS NUMBER 3300 OR APPROVED EQUAL

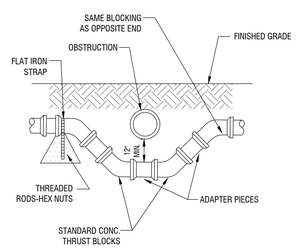


SECTION A-A

SECTION B-B

3 CURB INLET

NTS



6 WATER LINE CONSTRUCTION AT UTILITY CROSSING

NTS

PLANS PREPARED FOR:
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615.742.9955
bseeley@restretail.com

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DAVID S. ARBY
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
25

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

SITE DEVELOPMENT DETAILS

C7.1

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

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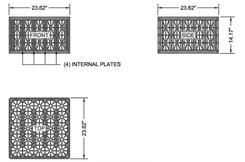
R-TANK UNIT LOAD RATING					
UNIT TYPE	COMPRESSION STRENGTH	NON-VEHICULAR MIN. COVER*	HS-20 MIN. COVER*	HS-25 MIN. COVER*	MAX. COVER*
UD	134.2 PSI	12"	12" (STONE); 14" (SAND)	15" (STONE); 17" (SAND)	5.00'

* MINIMUM AND MAXIMUM COVER ARE MEASURED FROM THE TOP OF THE R-TANK UNIT TO THE TOP OF THE FINISHED SURFACE.

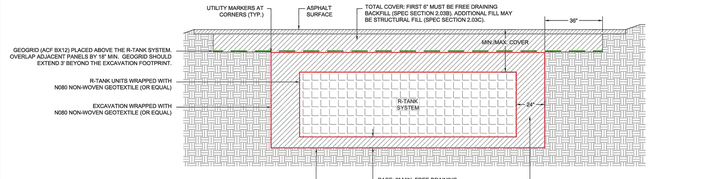
NOTES:
1. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
2. FOR INSTALLATIONS WITH UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) THE R-TANK TRENCH BASE SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK FOOTPRINT. THE ENGINEER OF RECORD IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY OF THE SUBGRADE, AND BASE.
3. FOR INSTALLATIONS IN LANDSCAPED AREAS, THE INSTALLATION OF TREES IS PROHIBITED ABOVE THE R-TANK UNITS. PLEASE CONTACT YOUR LOCAL FERGUSON WATERWORKS REPRESENTATIVE FOR MORE INFORMATION.
4. THE R-TANK SYSTEM IS NOT DESIGNED TO SUPPORT LOADS FROM BUILDINGS OR STRUCTURES. THEREFORE, THE ENGINEER OF RECORD MUST COORDINATE WITH THE PROPER DISCIPLINES TO ENSURE NO STRUCTURAL LOADS ARE IMPARTED UPON THE SYSTEM AND ANY INFILTRATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN THE FOUNDATION DESIGN.



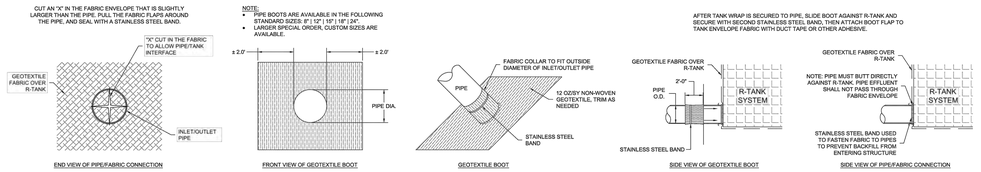
MODULE DATA

GEOMETRY:	LOAD RATING:
LENGTH = 23.62 IN. (600 MM)	134.2 PSI, (MODULE ONLY)
WIDTH = 23.62 IN. (600 MM)	HS20/HS25 - SEE SPEC FOR
HEIGHT = 14.17 IN. (360 MM)	COVER REQUIREMENTS
TANK VOLUME = 4.56 CF	**MATERIAL:**
STORAGE VOLUME = 4.35 CF	100% RECYCLED POLYPROPYLENE
VOID INTERNAL VOLUME: 95%	**INTERNAL PLATES REQUIRED:**
VOID SURFACE AREA: 95%	4/SEGMENT, 4/MODULE

SINGLE R-TANK^{UD} - MODULE DETAIL



R-TANK SECTION VIEW



R-TANK TYPICAL TANK INLET/OUTLET W/ GEOTEXTILE PIPE BOOT DETAIL

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

SYSTEM DETAILS
101 FLOYD MAYFIELD DRIVE - STARBUCKS
LA VERGNE , TN

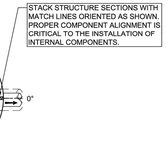
DRAWN BY: CGB
DATE: 02/26/2025
SHEET NO.: 3 of 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

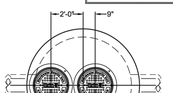
3 UNDERGROUND DETENTION SYSTEM
NTS

STRUCTURE PROPERTIES	
STRUCTURE ID	C2
MODEL SIZE	HSA-6
TREATMENT FLOW RATE (cfs)	2.16
PEAK FLOW RATE (cfs)	15
SEDIMENT STORAGE (cu. yd.)	1.6

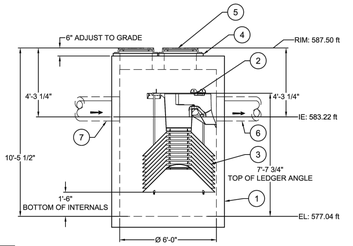
NOTES:
1. LIVE LOADING CRITERIA:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00 FT DEPTH)
   C. NO LATERAL SURCHARGE FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   A. SOIL COVER DEPTH: 0.50 FT (MIN.) - 5.00 FT (MAX.)
   B. SOIL UNIT WEIGHT: 120 PCF
   C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   D. REQUIRED ALLOWABLE BEARING PRESSURE: 2,500 PSF
   E. EQUIVALENT LATERAL FLUID PRESSURE: 45 PCF (ACTIVE)
   F. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. CONCRETE (NORMALWEIGHT):
   A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   B. CEMENT: ASTM C150
4. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60)
5. REFERENCE STANDARDS: ASTM C890& C913, ACI 318-14
6. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
7. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
8. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
9. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS)
10. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
11. MAXIMUM PICK WEIGHTS:
   A. TOP: # LBS
   B. BASE: # LBS*
   (* COMBINED WEIGHT OF BASE INCLUDES PRODUCT INTERNALS.)
12. THE CONTRACTOR IS RESPONSIBLE FOR SETTING AND SECURING THE HSA UNIT ASSEMBLY TO THE PRE-INSTALLED LEDGER ANGLE BRACKETS USING THE PROVIDED HARDWARE. ADDITIONALLY, THE CONTATCOR MUST ENSURE THE SUPPLIED GASKET IS APPLIED BETWEEN THE FACE OF THE OUTLET MODULE AND THE MANHOLE WALL TO ENSURE PROPER SEALING AND PREVENT LEAKAGE.



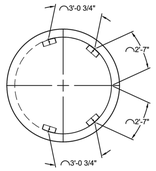
PLAN VIEW A



PLAN VIEW B
(CASTING LOCATION)



ELEVATION VIEW A



PLAN VIEW C
(LEDGER ANGLE LOCATION)

BILL OF MATERIALS						
ITEM	DESCRIPTION	BY	INSTALL	QTY	UNIT	SIZE & TYPE
1	6FT PRECAST MANHOLE	OI	GC	1	EA	
2	OUTLET MODULE	OI	OI	1	EA	
3	TREATMENT MODULE	OI	OI	1	EA	
4	GRADE RING(S)	GC	GC	2	EA	
5	FRAME & COVER	OI	GC	2	EA	24"Ø/ NF-0320-105
6	OUTLET PIPE	GC	GC	1	EA	18"Ø HDPP
7	INLET PIPE	GC	GC	1	EA	18"Ø HDPP

JEN-HILL
INFRASTRUCTURE SOLUTIONS DELIVERED
615-824-3200 | info@jenhill.com

101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN

DATE: 03/03/2025 | DRAWN: LAM
PROJECT #: 25-1295187 | CHECKED: -
SALES ORDER: - | MFG: 384-LE

NO.	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-

HYDRO-SHIELD ADVANCE™ HSA-6
SYSTEM ID: C2
DMG

Oldcastle Infrastructure
Ph. 800.579.3237 | www.oldcastleinfrastructure.com/environmental

CONCEPTUAL DRAWING

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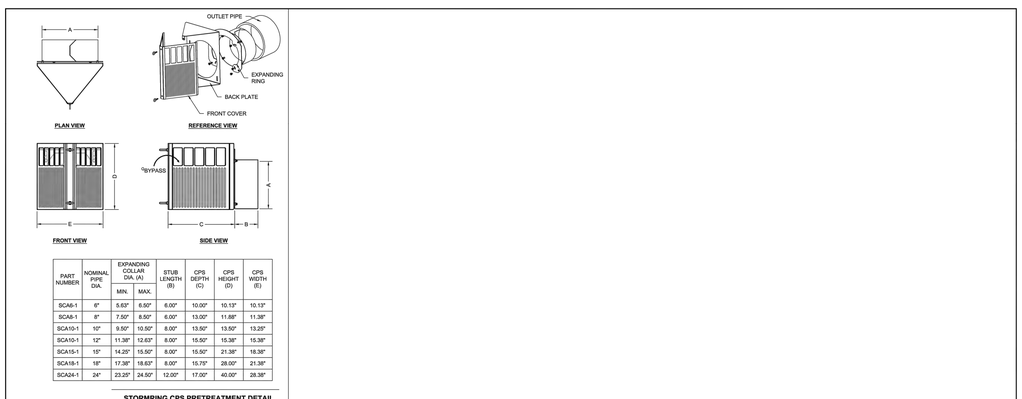
SHEET
1 OF 1

1 WATER QUALITY UNIT
NTS



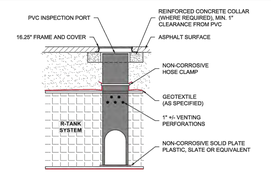
PART NUMBER	NOMINAL PIPE DIA.	EXPANDING COLLAR DIA. (A) MIN.	EXPANDING COLLAR DIA. (A) MAX.	STUB LENGTH (B)	CPS DEPTH (C)	CPS HEIGHT (D)	CPS WIDTH (E)
SCAS-1	6"	5.63"	5.93"	6.00"	10.00"	10.13"	10.13"
SCAS-1	8"	7.50"	8.50"	6.00"	13.00"	11.88"	11.38"
SCA10-1	10"	9.50"	10.50"	8.00"	13.50"	13.50"	13.25"
SCA10-1	12"	11.38"	12.63"	8.00"	15.50"	15.38"	15.38"
SCA15-1	15"	14.25"	15.50"	8.00"	15.50"	21.38"	18.38"
SCA18-1	18"	17.38"	18.63"	8.00"	15.75"	28.00"	21.38"
SCA24-1	24"	23.25"	24.50"	12.00"	17.00"	40.00"	28.38"

STORMRING CPS PRETREATMENT DETAIL

NOTES
1. THE INSPECTION PORT IS USED IN THE ACCESS MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION AND PERFORM ROUTINE MAINTENANCE.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. R-TANK^{HD}, R-TANK^{HD}, R-TANK^{HD} AND R-TANK^{HD} MAY BE USED IN TRAFFIC APPLICATIONS. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
4. IF INSPECTION PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN BE USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR.

R-TANK INSPECTION PORT DIMENSIONS				
UNIT TYPE	DOGHOUSE BOTTOM WIDTH ("A")	DOGHOUSE VERTICAL LENGTH ("B")	DOGHOUSE OPENING HEIGHT ("C")	PORT DIAMETER ("D")
HD	10"	9"	14"	12"
SD	10"	3"	8"	12"
UD	8"	7"	12"	10"
XD	10"	VARIES**	VARIES**	12"

* PORTS ARE SUPPLIED WITH A STANDARD DOGHOUSE LENGTH OF 9". THE OPENING LENGTH SHALL BE REDUCED IN THE FIELD TO CORRESPOND WITH THE SPECIFIED PRODUCT TYPE.
** VERTICAL HEIGHTS VARY BASED ON THE STACKING HEIGHT OF THE XD SYSTEM. THE TOP OF ANY OPENING SHOULD NOT EXCEED THE TOP OF THE STACK HEIGHT.



R-TANK TYPICAL VEHICULAR LOAD RATED INSPECTION PORT

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

SYSTEM DETAILS
101 FLOYD MAYFIELD DRIVE - STARBUCKS
LA VERGNE , TN

DRAWN BY: CGB
DATE: 02/26/2025
SHEET NO.: 4 of 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

4 UNDERGROUND DETENTION SYSTEM
NTS

R-TANK QUANTITIES	
TRAFFIC LOAD	HS-20
# OF UD TRIPLE R-TANKS	537
TOTAL SYSTEM STORAGE	8,315 CF
R-TANK STORAGE VOLUME	6,815 CF
STONE STORAGE VOLUME (40% VOID RATIO)	1,700 CF
STONE BED FOOTPRINT	2,737 SF
STONE QUANTITY	157 CY
N060 NON-WOVEN GEOTEXTILE TANK WRAP	665 SY
N080 NON-WOVEN GEOTEXTILE EXCAVATION WRAP	891 SY
ACF 8X12 GEOGRID	467 SY
INSPECTION PORTS (10")	4
GEOTEXTILE PIPE BOOTS (15" | 18" | 30" CUSTOM)	1 | 1 | 1
STORMRING CPS (15" | 18")	1 | 1

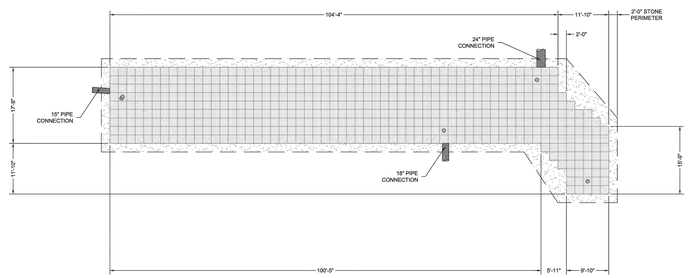
R-TANK ELEVATIONS	
DESCRIPTION	ELEVATION
BASE INV.	583.25
TANK INV.	583.50
TOP OF TANK	586.85
GEOGRID	587.35
MIN. ALLOW. FINAL GRADE	587.85
MAX. ALLOW. FINAL GRADE	596.84

LEGEND

R-TANK UD TRIPLE UNITS
INSPECTION PORT
PIPE CONNECTION
EXCAVATION PERIMETER
PERIMETER BACKFILL

NOTES & DISCLAIMERS

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. BACKFILL, GEOTEXTILE, AND/OR LINER QUANTITIES ARE APPROXIMATIONS BASED ON DIMENSIONS SHOWN.
3. PRE-TREATMENT DEVICES ARE RECOMMENDED UP-STREAM OF ALL INFLOW CONNECTIONS. LEAF GUARDS SHOULD BE INSTALLED ON ANY DOWNSPOUT CONNECTIONS. CONTRACTOR AND ENGINEER ARE RESPONSIBLE ON ENSURING THE LAST UP-STREAM STRUCTURE IS ADEQUATE TO CONTAIN THE NECESSARY TREATMENT DEVICE.
4. CONSULTANT DRAWINGS ARE BEING RELIED UPON AS BEING ACCURATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING TO SATISFY ANY LOCAL TAILORING CODE REQUIREMENTS, AND THAT THEY ACCURATELY DEPICT SUBSURFACE CONDITIONS.
5. FERGUSON SUPPLIES THE PRODUCTS ONLY AND TAKES NO RESPONSIBILITY FOR INSTALLATION AND HAS NO ROLE IN THE INSTALLATION OF THE PRODUCTS.
6. R-TANK SYSTEMS ARE NOT DESIGNED TO SUPPORT LOADS FROM BUILDINGS, RETAINING WALLS, ETC. THEREFORE, THE ENGINEER OF RECORD MUST COORDINATED WITH THE PROPER DISCIPLINES TO ENSURE NO STRUCTURAL LOADS ARE IMPARTED UPON THE SYSTEM AND ANY INFILTRATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN FOUNDATION DESIGN.



DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank
MODULAR STORMWATER STORAGE SYSTEM

0 15' 30'

SYSTEM LAYOUT
101 FLOYD MAYFIELD DRIVE - STARBUCKS
LA VERGNE , TN

DRAWN BY: CGB
DATE: 02/26/2025
SHEET NO.: 2 of 6

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2 UNDERGROUND DETENTION SYSTEM
NTS

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DESIGN MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ARBY
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
25

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

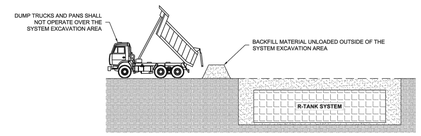
STORMWATER VENDOR DETAILS
C7.2

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C7-0_Dtl.dwg–C7.2 Apr 26, 2025 – 2:06pm MarkAnno

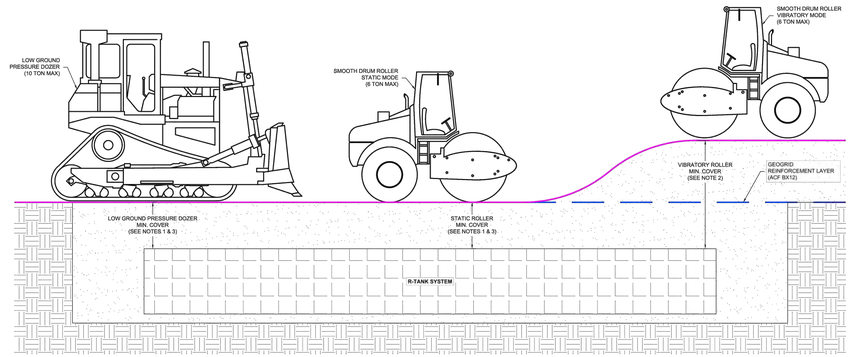
\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wallis – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne_TN_C7-0_Dtl.dwg–C7.3 Apr 26, 2025 – 2:06pm MarkAno

R-TANK CONSTRUCTION EQUIPMENT RECOMMENDATIONS				
UNIT TYPE	COMPRESSION STRENGTH	10 TON LOW GROUND PRESSURE DOZER MIN. COVER	6 TON SMOOTH DRUM STATIC ROLLER MIN. COVER	6 TON SMOOTH DRUM VIBRATORY ROLLER MIN. COVER
HD	33.4 PSI	12" (SEE NOTE 1, 2 & 3)	12" (SEE NOTE 1, 2 & 3)	24" (SEE NOTE 2)
SD	42.9 PSI	12" (SEE NOTE 1, 2 & 3)	12" (SEE NOTE 1, 2 & 3)	24" (SEE NOTE 2)

NOTES:
1. FOLLOWING PLACEMENT OF SIDE BACKFILL, A UNIFORM 12" LIFT OF THE FREELY DRAINING MATERIAL (SPEC SECTION 2.03.B1) SHALL BE PLACED OVER THE R-TANK AND LIGHTLY COMPACTED USING A WALK-BEHIND TRENCH ROLLER. ALTERNATELY, A ROLLER (MAXIMUM GROSS VEHICLE WEIGHT OF 6 TONS) MAY BE USED. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. **SPEC SECTION 3.05 A5**
2. AFTER THE GEOGRID IS INSTALLED OVER THE INITIAL LAYER, THE GRADED AGGREGATE BASE MATERIALS CAN BE PUSHED OUT (MAX MACHINE SIZE IS 10 TON LGP DOZER OR SMALLER) IN A SINGLE LIFT AND STATIC ROLLED BY A MACHINE WITH A MAX GROSS VEHICLE WEIGHT OF 6 TONS. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. SPEC SECTION 3.05 A5
2. ONLY LOW PRESSURE TIRE OR TRACK VEHICLES (LESS THAN 7 PSI AND OPERATING WEIGHT OF LESS THAN 20,000 LBS) SHALL BE OPERATED OVER THE R-TANK SYSTEM DURING CONSTRUCTION. **SPEC SECTION 3.05 A5**
3. DUMP TRUCKS AND PANS SHALL NOT BE OPERATED WITHIN THE R-TANK SYSTEM AT ANY TIME. WHERE NECESSARY, THE HEAVY EQUIPMENT SHOULD UNLOAD IN AN AREA ADJACENT TO THE R-TANK SYSTEM AND THE MATERIAL SHOULD BE MOVED OVER THE SYSTEM WITH TRACKED EQUIPMENT. **SPEC SECTION 3.05 A5**
4. A MINIMUM OF 48 HOURS OF CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF EXCAVATION UNTIL THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIALS ARE IN PLACE. NO NON-INSTALLATION RELATED LOADING SHOULD BE ALLOWED OVER THE R-TANK SYSTEM UNTIL THE FINAL DESIGN SECTION HAS BEEN CONSTRUCTED (INCLUDING PAVEMENT). **SPEC SECTION 3.05 B**
5. SEE R-TANK INSTALLATION GUIDE OR CONTACT YOUR LOCAL FERGUSON REPRESENTATIVE FOR ADDITIONAL INFORMATION.



DUMP TRUCK DETAIL



R-TANK HD OR SD CONSTRUCTION EQUIPMENT COVER DETAIL - VEHICULAR TRAFFIC

DATE	INITIALS	DESCRIPTIONS

DISTRIBUTED BY: FERGUSON WATERWORKS

R-Tank MODULAR STORMWATER STORAGE SYSTEM

CONSTRUCTION EQUIPMENT COVER DETAIL
101 FLOYD MAYFIELD DRIVE - STARBUCKS
LA VERGNE , TN

DRAWN BY: CGB | DATE: 02/26/2025 | SHEET NO.: 5 of 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

1 UNDERGROUND DETENTION SYSTEM

NTS

R-TANK SPECIFICATION

PART 1 - GENERAL
1.01 DESCRIPTION OF WORK INCLUDED
A. Provide excavation and base preparation per geotechnical engineer's recommendations and/or as shown on the design drawings, to provide adequate support for project design loads and safety from excavation sidewall collapse. Excavations shall be in accordance with the owner's and OSHA requirements.
B. Provide and install R-Tank system and all related products per the manufacturer's installation guidelines.
C. Provide and construct the cover of the R-Tank system including; stone backfill, structural fill cover, and pavement section as specified.
D. Protect R-Tank system from construction traffic after installation until completion of all construction activity in the installation area.

1.02 QUALITY CONTROL
A. All materials shall be manufactured in ISO certified facilities.
B. Installation Contractor shall demonstrate knowledge and experience in the installation of subsurface storage system. A pre-installation conference shall be performed per section 1.05.
C. Installation Personnel: Performed only by skilled workers with experience in bulk earthworks, pipe, chamber, or pond/landfill construction projects of comparable size and quality.
D. Contractor must have manufacturer's representative available for site review if requested by Owner.

1.03 SUBMITTALS
A. Submit proposed R-Tank layout drawings. Drawings shall include typical section details as well as the required base elevation of stone and tanks, minimum cover requirements and tank configuration.
B. Submit manufacturer's product data; including compressive strength and unit weight.
C. Submit manufacturer's installation instructions.
D. Submit R-Tank sample for review. Reviewed and accepted samples will be returned to the Contractor.
E. Submit material certificates for geotextile, geogrid, base course and backfill materials.
F. Submit required experience and personnel requirements as specified in Section 1.03.
G. Any proposed equal alternative product substitution to this specification must be submitted for review and approved prior to bid opening. Review package should include third party reviewed performance data that meets or exceeds criteria in Table 2.01 B.

1.04 DELIVERY, STORAGE, AND HANDLING
A. Protect R-Tank and other materials from damage during delivery, and store UV sensitive materials under tarp to protect from sunlight when time from delivery to installation exceeds two weeks. Storage of materials should be on smooth surfaces, free from dirt, mud and debris.
B. Handling is to be performed with equipment appropriate to the materials and site conditions, and may include hand, handcart, forklifts, extension lifts, etc.
C. Cold weather:
1. Care must be taken when handling plastics when air temperature is 40 degrees or below as plastic becomes brittle.
2. Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen ground or wet, saturated or muddy subgrade.

1.05 PREINSTALLATION CONFERENCE.
A. Prior to the start of the installation, a preinstallation conference shall occur with the representatives from the design team, the general contractor, the excavation contractor, the R-Tank installation contractor, and the manufacturer's representative.

1.06 PROJECT CONDITIONS
A. Coordinate installation for the R-Tank system with other on-site activities to eliminate all non-installation related construction traffic over the completed R-Tank system. No loads heavier than the design loads shall be allowed over the system, and in no case shall loads higher than a standard AASHTO HS20 (or HS25, depending on design criteria) load be allowed on the system at any time.
B. Protect adjacent work from damage during R-Tank system installation.
C. All pre-treatment systems to remove debris and heavy sediments must be in place and functional prior to operation of the R-Tank system.
D. Contractor is responsible for any damage to the system during construction.

PART 2 - PRODUCTS
2.01 R-TANK UNITS
A. R-Tank - Injection molded plastic tank plates assembled to form a modular structure of predesigned height (custom for each project).
B. R-Tank units shall meet the following Physical & Chemical Characteristics:

PROPERTY	DESCRIPTION	R-Tank^{HD} VALUE	R-Tank^{SD} VALUE	R-Tank^{HD} VALUE	R-Tank^{SD} VALUE
Void Area	Volume available for water storage	95%	95%	95%	95%
Surface Void Area	Percentage of exterior available for infiltration	90%	90%	90%	90%
Vertical Compressive Strength	ASTM D 2412 / ASTM F 2418	33.4 psi	42.9 psi	134.2 psi	240.2 psi
Lateral Compressive Strength	ASTM D 2412 / ASTM F 2418	22.4 psi	28.9 psi	N/A	N/A
HS-20 Minimum Cover	Cover required to support HS-20 loads	20"	18"	12" (STONE BACKFILL)	6"
HS-25 Minimum Cover	Cover required to support HS-25 loads	24"	19"	15" (STONE BACKFILL)	6"
Maximum Cover	Maximum allowable cover depth	< 7 feet	< 10 feet	5 feet	16.7 feet
Unit Weight	Weight of plastic per cubic foot of tank	3.62 lbs/sf	3.96 lbs / sf	4.33 lbs / sf	7.55 lbs / sf
Rib Thickness	Thickness of load-bearing members	0.18 inches	0.18 inches	N/A	N/A
Service Temperature	Safe temperature range for use	-14 – 167° F	-14 – 167° F	-14 – 167° F	-14 to 185° F

C. Supplier: Ferguson Waterworks; visit www.fergusonga.com for more information.

2.02 GEOSYNTHETICS
A. Geotextile. A geotextile envelope is required to prevent backfill material from entering the R-Tank modules.
1. Standard Application: The standard geotextile shall be an 8 oz per square yard nonwoven geotextile.
2. Infiltration Applications: When water must infiltrate/exfiltrate through the geotextile as a function of the system design, a woven monofilament shall be used.
B. Geogrid. For installations subject to traffic loads and/or when required by project plans, install geogrid to reinforce backfill above the R-Tank system. Geogrid is not always required for R-TankUD installations, and is often not required for non-traffic load applications.

2.03 BACKFILL & COVER MATERIALS
A. Bedding Materials: Stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System) shall be used below the R-Tank system (3" minimum). Material must be free from lumps, debris, and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation. For infiltration applications bedding material shall be free draining.
B. Side and Top Backfill: Material must be free from lumps, debris and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.
1. Traffic Applications: Free draining material shall be used adjacent to and above the R-Tank system.
a. Side backfill (from bottom of footer to bottom of pavement base or 12" maximum) shall be free draining stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System). For UD modules with less than 14" of top cover, backfill material shall be free draining stone (angular and smaller than 1.5" in diameter). The use of soil backfill on the sides and top of the UD module is not permitted unless the modules are installed outside of traffic areas or with cover depths of 14" or more.
b. Top backfill material (from top of module to bottom of pavement base or 12" maximum) must be consistent with side backfill.
2. Non-Vehicular Applications - For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may either follow the guidelines for Traffic Applications above, or the top backfill layer (12" minimum) may consist of AASHTO #57 stone blended with 30-40% (by volume) topsoil to aid in establishing vegetation.
C. Additional Cover Materials: Structural Fill shall consist of granular materials meeting the gradation requirements of SM, SP, SW, GM, GP or GW as classified by the Unified Soil Classification System. Structural fill shall have a maximum of 25 percent passing the No. 200 sieve, shall have a maximum clay content of 10 percent and a maximum Plasticity Index of 4. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

2.04 OTHER MATERIALS
A. Utility Marker: Install metallic tape at corners of R-Tank system to mark the area for future utility detection.

PART 3 - EXECUTION
3.01 ASSEMBLY OF R-TANK UNITS
A. Assembly of modules shall be performed in accordance with the R-Tank Installation Manual, Section 2.

3.02 LAYOUT AND EXCAVATION
A. Installer shall stake out, excavate, and prepare the subgrade area to the required plan grades and dimensions, ensuring that the excavation is at least 2 feet greater than R-Tank dimensions in each direction allowing for installation of geotextile filter fabric, R-Tank modules, and free draining backfill materials.
B. All excavations must be prepared with OSHA approved excavated sides and sufficient working space.
C. Protect partially completed installation against damage from other construction traffic by establishing a perimeter with high visibility construction tape, fencing, barricades, or other means until installation is complete.
D. Base of the excavation shall be uniform, level, and free of lumps or debris and soft or yielding subgrade areas. A minimum 2,000 pounds per square foot bearing capacity is required.
1. Standard Applications: Compact subgrade to a minimum of 95% of Standard Proctor (ASTM D698) density or as required by the Owner's engineer.
2. Infiltration Applications: Subgrade shall be prepared in accordance with the contract documents. Compaction of subgrade should not be performed in infiltration applications.
E. Unsuitable Soils or Conditions: All questions about the base of the excavation shall be directed to the owner's engineer, who will approve the subgrade conditions prior to placement of stone. The owner's engineer shall determine the required bearing capacity of the R-Tank subgrade; however in no case shall a bearing capacity of less than 2,000 pounds per square foot be provided.
1. If unsuitable soils are encountered or if the subgrade is pumping or appears excessively soft, repair the area in accordance with contract documents and/or as directed by the owner's engineer.
2. If indications of the water table are observed during excavation, the engineer shall be notified to provide recommendations.
3. Do not start installation of the R-Tank system until unsatisfactory subgrade conditions are corrected and the subgrade conditions are accepted by the owner's engineer.

3.03 PREPARATION OF BASE
A. Where a geotextile wrap is specified, install the specified fabric along the excavated surfaces while removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags or other ballast to secure overlaps. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.
B. Prepare a thin layer (3" unless otherwise specified) of bedding material (Section 2.03 A) over the subgrade to establish a level working platform for the R-Tank modules. Level to within ½" (+/- ½") or as shown on the plans. Native subgrade soils or other materials may be used if determined to meet the requirements of 2.03 A and are accepted by the owner's engineer.
1. Standard Applications: Static roll or otherwise compact bedding materials until they are unyielding.
2. Infiltration Applications: Bedding materials shall be prepared in accordance with the contract documents.
C. Outline the footprint of the R-Tank system on the excavation floor using spray paint or chalk line to ensure a 2' perimeter is available around the R-Tank system for proper compaction of backfill.

3.04 INSTALLATION OF THE R-TANKS
A. Where a geotextile wrap is specified on the stone base, cut strips to length and install in excavation, removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags or other ballast to secure overlaps. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.
B. Where an impervious liner (for containment) is specified, install the liner per manufacturer's recommendations and the contract documents. The R-Tank units shall be separated from impervious liner by a non-woven geotextile fabric installed accordance with Section 3.04A.
C. Install R-Tank modules by placing side by side, in accordance with the design drawings. No lateral connections are required. It is advisable to use a string line to form square corners and straight edges along the perimeter of the R-Tank system. The modules are to be oriented as per the design drawing with required depth as shown on plans.
1. Typically, the long dimension of the tank should be placed on the perimeter of the system. This will typically require that the two ends of the tank area will have a row of tanks placed perpendicular to all other tanks. If this is not shown in the construction drawings, it is a simple field adjustment that will have minimal effect on the overall system footprint. Refer to R-Tank Installation Guide for more details
2. For UD installations, there is no perpendicular end row required.
D. Wrap the R-Tank top and sides in specified geotextile. Cut strips of geotextile so that it will cover the sides and top, encapsulating the entire system to prevent backfill entry into the system. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement.
E. Identify locations of inlet, outlet and any other penetrations of the geotextile (and optional liner). These connections should be installed flush (butted up to the R-Tank) and the geotextile fabric shall be cut to enable hydraulic continuity between the connections and the R-Tank units. These connections shall be secured using pipe boots with stainless steel pipe clamps. Support pipe in trenches during backfill operations to prevent pipe from settling and damaging the geotextile, impervious liner (if specified) or pipe. Connecting pipes at 90 degree angles facilitates construction, unless otherwise specified. Ensure end of pipe is installed snug against R-Tank system.
F. Install Inspection and Maintenance Ports in locations noted on plans. At a minimum one maintenance port shall be installed within 10' of each inlet & outlet connection, and with a maximum spacing of one maintenance port for every 2,500 square feet. Install all ports as noted in the R-Tank Installation Guide.
G. If required, install ventilation pipes and vents as specified on drawings to provide ventilation for proper hydraulic performance. The number of pipes and vents will depend on the size of the system. Vents are often installed using a 90 degree elbow with PVC pipe into a landscaped area with "U" bend or venting bollard to inhibit the ingress of debris. A ground level concrete or steel cover can be used.

3.05 BACKFILLING OF THE R-TANK UNITS
A. Backfill and fill with recommended materials as follows:
1. Place freely draining backfill materials (Section 2.03 B) around the perimeter in lifts with a maximum thickness of 12". Each lift shall be placed around the entire perimeter such that each lift is no more than 24" higher than the side backfill along any other location on the perimeter of the R-Tank system. No fill shall be placed over top of tanks until the side backfill has been completed.
2. Each lift shall be compacted at the specified moisture content to a minimum of 95% of the Standard Proctor Density (for self-compacting stone materials). The side lifts must be compacted with walk behind compaction equipment. Even when "self-compacting" backfill materials are selected, a walk behind vibratory compactor must be used.
3. Take care to ensure that the compaction process does not allow the machinery to come into contact with the modules due to the potential for damage to the geotextile and R-Tank units.
4. No compaction equipment is permissible to operate directly on the R-Tank modules.
5. Top Backfill: Only low pressure track vehicles shall be operated over the R-Tank system during construction. Dump Trucks and Pans shall not be operated within the R-Tank system footprint at any time. Heavy equipment should unload in an area adjacent to the R-Tank system and the material should be moved over the system using tracked equipment with an operating weight of less than 20,000 lbs.
6. If required, install a geogrid as shown on plans. Geogrid shall extend a minimum of 3 feet beyond the limits of the excavation wall.
7. Following placement and compaction of the initial cover, subsequent lifts of structural fill (Section 2.03 C) shall be placed at the specified moisture content and compacted to a minimum of 95% of the Standard Proctor Density and shall cover the entire footprint of the R-Tank system. During placement of fill above the system, unless otherwise specified, a uniform elevation of fill shall be maintained to within 12" across the footprint of the R-Tank system. Do not exceed maximum cover depths listed in Table 2.01 B.
8. Place additional layers of geotextile and/or geogrid at elevations as specified in the design details. Each layer of geosynthetic reinforcement placed above the R-Tank system shall extend a minimum of 3 feet beyond the limits of the excavation wall.
B. Ensure that all unsealed construction traffic is kept away from the limits of excavation until the project is complete and final surface materials are in place. No non-installation related loading should be allowed over the R-Tank system until the final design section has been constructed (including pavement).
C. Place surfacing materials, such as groundcovers (no large trees), or paving materials over the structure with care to avoid displacement of cover fill and damage to surrounding areas.
D. Backfill depth over R-Tank system must be within the limitations shown in the table in Section 2.01 B. If the total backfill depth does not comply with this table, contact engineer or manufacturer's representative for assistance.

3.06 MAINTENANCE REQUIREMENTS
A. A routine maintenance effort is required to ensure proper performance of the R-Tank system. The Maintenance program should be focused on pretreatment systems. Ensuring these structures are clean and functioning properly will reduce the risk of contamination of the R-Tank system and stormwater released from the site. Pre-treatment systems shall be inspected yearly, or as directed by the regulatory agency and by the manufacturer (for proprietary systems). Maintain as needed using acceptable practices or following manufacturer's guidelines (for proprietary systems).
B. All inlet pipes and Inspection and/or Maintenance Ports in the R-Tank system will need to be inspected for accumulation of sediments at least quarterly through the first year of operation and at least yearly thereafter.
C. If sediment has accumulated to the level noted in the R-Tank Maintenance Guide or beyond a level acceptable to the Owner's engineer, the R-Tank system should be flushed.
D. All inspection and maintenance activities should be performed in accordance with the R-Tank Operation, Inspection & Maintenance Manual.

DATE	INITIALS	DESCRIPTIONS

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R-Tank MODULAR STORMWATER STORAGE SYSTEM

R-TANK SPECIFICATION
101 FLOYD MAYFIELD DRIVE - STARBUCKS
LA VERGNE , TN

DRAWN BY: CGB | DATE: 02/26/2025 | SHEET NO.: 6 of 6

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO FERGUSON WATERWORKS BY THE DESIGN ENGINEER, CONTRACTOR, OR OTHER PROJECT REPRESENTATIVE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVED THAT THE DEPICTED LAYOUT AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT SPECIFIC REQUIREMENTS.

2 UNDERGROUND DETENTION SYSTEM

NTS

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:
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PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

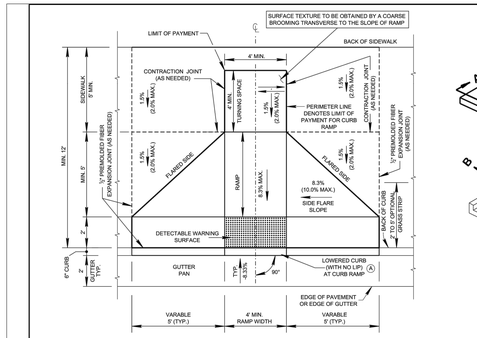
DAVID S. ARBOGAST
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
25

REVISIONS

NO.	DATE	DESCRIPTION

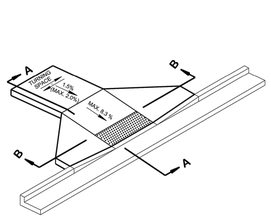
DATE:	04/28/25
DMG Project No:	24159

STORMWATER VENDOR DETAILS
C7.3

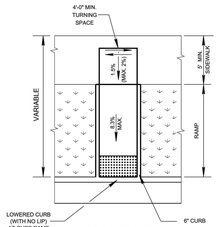


PERPENDICULAR CURB RAMP

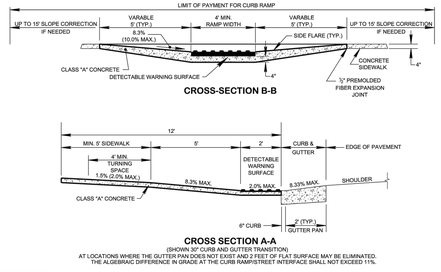
PLAN VIEW



ISOMETRIC VIEW
CURB RAMP WITH GUTTER DETAIL



CURB RAMP WITH RETURNED CURB



CROSS-SECTION B-B

CROSS SECTION A-A

(SHOWN 30' CURB AND GUTTER TRANSITION)
AT LOCATIONS WHERE THE GUTTER PAN DOES NOT EXIST AND 2 FEET OF FLAT SURFACE MAY BE ELIMINATED. THE ALGEBRAIC DIFFERENCE IN GRADE AT THE CURB RAMP/STREET INTERFACE SHALL NOT EXCEED 11%.

NOT TO SCALE

GENERAL NOTES

(A) PERPENDICULAR CURB RAMPS TO BE USED WHEN TOTAL SIDEWALK OR SIDEWALK AND GRASS STRIP WIDTH IS 12' OR GREATER, SEE STD. DWG. MM-CR-5 FOR PERPENDICULAR CURB RAMP IN CURVE, AND SEE STD. DWG. MM-CR-6 FOR PERPENDICULAR CURB RAMP PLACED OUTSIDE CURVE. PERPENDICULAR CURB RAMP MINIMUM DIMENSION SHOWN FOR 8" VERTICAL CURB.

(B) CURB SHALL BE FLUSH ACROSS ENTIRE WIDTH OF CURB RAMP. DETECTABLE WARNING SURFACES SHALL EXTEND 2' IN THE DIRECTION OF PEDESTRIAN TRAVEL, AT CURB RAMPS AND BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITION, OR TURNING SPACE. SEE STD. DWG. MM-CR-1 FOR DETECTABLE WARNING SURFACE DETAILS.

(C) DESIGN / CONSTRUCTION MODIFICATIONS MAY BE REQUIRED FOR CURB RAMPS TO BE INSTALLED ALONG A ROADWAY WITH LONGITUDINAL GRADES EXCEEDING 5%. ENGINEER SHOULD BE NOTIFIED FOR ASSESSMENT IF THE CURB RAMP SIDE FLARES EXCEED 10' IN LENGTH DUE TO THE LONGITUDINAL GRADE.

(D) PAYMENT:

NEW:
ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN NEWLY CONSTRUCTED SIDEWALK AREAS, SHALL BE PAID BY ITEM NO. 701-02.03, CONCRETE CURB RAMP, PER SQUARE FOOT.

PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF THE CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

RETROFIT:
ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN EXISTING SIDEWALK AREAS, REMOVAL OF THE EXISTING SIDEWALK, AND ADJUSTMENT OF GUTTER PAN SLOPE, SHALL BE PAID BY ITEM NO. 701-02.01, CONCRETE CURB RAMP (RETROFIT), PER SQUARE FOOT.

PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR INSTALLATION OF CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

COST OF CURB AND GUTTER TO BE INCLUDED IN THE PRICE OF ITEM NO. 702-01, CONCRETE CURB, PER C. Y. OR ITEM NO. 702-03, CONCRETE COMBINED CURB & GUTTER, PER C. Y.

(E) WHERE NEW CURB RAMP CONDITIONS DO NOT MEET EXISTING SIDEWALK, THE DESIGNER SHALL ADD ADDITIONAL QUANTITY FOR 15 FEET OF SIDEWALK MODIFICATION TO TIE TO THE EXISTING GRADE.

(F) SIGNALIZED INTERSECTIONS WITH SIDEWALK SHALL HAVE PEDESTRIAN SIGNAL HEADS AND PUSHBUTTONS. ALL ACCESSIBLE PEDESTRIAN SIGNAL (APS) PUSHBUTTONS SHALL BE ALIGNED WITH THE DIRECTION OF THE RAMP. SEE TDOT TRAFFIC DESIGN MANUAL FOR DETAILS.

(G) FOR ADDITIONAL SIDEWALK DETAILS AND IF MAILBOXES ARE REMOVED DURING INSTALLATION OF THE CURB RAMP, PROVIDE A 12" X 12" OPENING BEHIND THE CURB. SEE STD. DWG. MM-SW-1.

(H) 9" GRASS STRIP IS INSTALLED, THE SIDE FLARES MAY BE OMITTED AND A RETURNED CURB OPTION MAY BE USED.

(I) DESIRABLE SIDEWALK CROSS SLOPE IS 1.5 %, ABSOLUTE MAXIMUM IS 2.0 %.

(J) SURFACE TEXTURE TO BE OBTAINED BY A COARSE BROOMING TRANSVERSE TO THE SLOPE OF CURB RAMP.

(K) SEE STD. DWG. T-M-4 FOR CROSSWALK MARKING DETAILS.

(Replaced Std Dwg RP-H-4)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

PERPENDICULAR CURB RAMP

01-07-2019 | MM-CR-2

3

TDOT SIDEWALK CURB RAMP DETAIL

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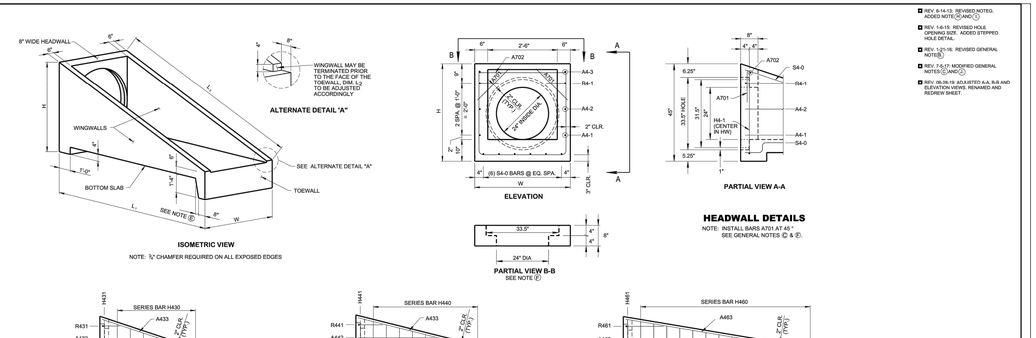
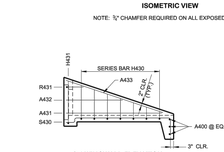
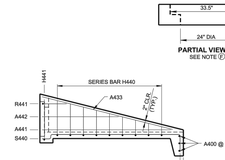




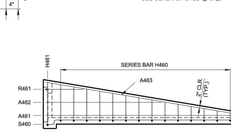
3:1 WINGWALL ELEVATION

NOTE: A-BARS IN HEADWALL NOT SHOWN FOR CLARITY.



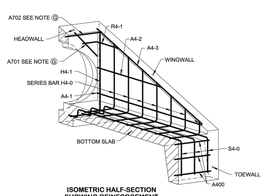
4:1 WINGWALL ELEVATION

NOTE: A-BARS IN HEADWALL NOT SHOWN FOR CLARITY.



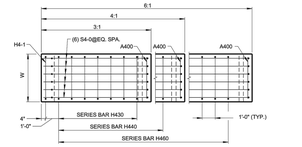
6:1 WINGWALL ELEVATION

NOTE: A-BARS IN HEADWALL NOT SHOWN FOR CLARITY.



ISOMETRIC HALF-SECTION SHOWING REINFORCEMENT

(3:1 SHOWN, 4:1 & 6:1 SIMILAR)
SEE GENERAL NOTE (C)



BOTTOM SLAB PLAN

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE AND ALL PRECAST 24" CONCRETE ENDWALLS (TYPE "U") FOR CROSS DRAINS ONLY. "U" ENDWALL TO BE PLACED AT 90° SKEW TO CENTERLINE. SEE STD. DWG. D-PE-24B FOR SKEWED CONNECTION DETAIL WHEN CROSS DRAIN IS NOT PERPENDICULAR TO CENTERLINE. CAST-IN-PLACE CONCRETE ENDWALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS.

(B) SEE STD. DWG. D-PE-24B FOR BILL OF STEEL & PRECAST NOTES.

(C) "-" IN BAR DESIGNATION REPRESENTS 3, 4 OR 6 FOR 3:1, 4:1 OR 6:1 SLOPES, RESPECTIVELY. SEE STD. DWG. D-PE-24B.

(D) SPLICING OF REINFORCEMENT IS ACCEPTABLE PROVIDED THAT A MINIMUM 21" SPLICE LENGTH IS USED.

(E) TOEWALL BACK SLOPE MAY BE CONSTRUCTED VARIABLE FROM VERTICAL UP TO 15°.

(F) 90° STEPS ARE SHOWN ON THE STEPPED HOLE DETAIL, HOWEVER MINOR VARIATIONS OF THE TAPER ARE ACCEPTABLE.

(G) OPTIONAL STEPPED HOLE OR HOLE FORMERS ARE ALLOWED PROVIDED THE AMOUNT OF COVER BETWEEN THE PIPE OPENING AND BARS A701 AND A702 IS THE SAME OR GREATER THAN SHOWN ON THIS DRAWING.

(H) PAYMENT WILL BE MADE UNDER:

611-07.57 24" ENDWALL (CROSS DRAIN) 3:1 EACH
611-07.58 24" ENDWALL (CROSS DRAIN) 4:1 EACH
611-07.59 24" ENDWALL (CROSS DRAIN) 6:1 EACH

(I) THE CONTRACTOR MAY BE ELECT TO SUBSTITUTE AN APPROVED ALTERNATIVE DESIGN.

(J) DIMENSIONAL AND REINFORCING TOLERANCES WILL BE AS SHOWN IN STANDARD OPERATING PROCEDURE (SOP) 5-3.3.

DIMENSIONS AND QUANTITIES FOR ONE ENDWALL 24" PIPE

SLOPE	CONCRETE ENDWALL DIMENSIONS				ESTIMATED QUANTITIES	
	H	L_1	L_2	W	CLASS "A" CONC. CU. YD.	STEEL BAR REINF. LB.
3:1		8'-9"	8'-10½"		1.28	124
4:1	3'-9"	11'-0"	11'-4"	3'-6"	1.61	153
6:1		16'-2"	16'-4½"		2.26	215

- REV. 6-14-13: REVISED NOTEG. ADDED NOTE (C) AND (C)
- REV. 1-6-15: REVISED HOLE OPENING SIZE , ADDED STEPPED HOLE DETAIL.
- REV. 1-21-16: REVISED GENERAL NOTES (C)
- REV. 7-5-17: MODIFIED GENERAL NOTES (C) AND (C)
- REV. 06-26-19: ADJUSTED A-A, B-B AND ELEVATION VIEWS, RENAMED AND REDREW SHEET.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

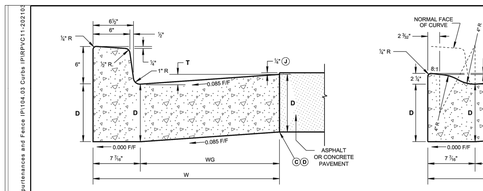
TYPE "U" CROSS DRAIN ENDWALL FOR 24" PIPE (FOR 3:1, 4:1 & 6:1 SLOPES)

03-01-2012 | D-PE-24A

1

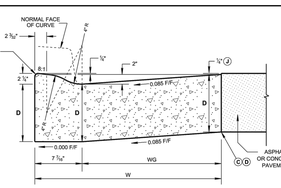
TDOT ENDWALL DETAIL

NTS



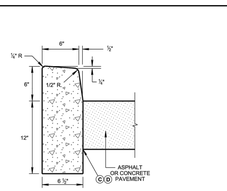
6" CONCRETE CURB AND GUTTER

(PAY ITEM NO. 702-03)



LOWERED CONCRETE CURB AND GUTTER

(PAY ITEM NO. 702-03)



6" DETACHED CONCRETE CURB

(PAY ITEM NO. 702-01)

REV. 06-26-2019: REVISED DETAILS FOR 6" CONCRETE COMBINED CURB AND GUTTER AND LOWERED CONCRETE CURB. GENERAL NOTES' ADDED NOTE (J). REMOVED NOTE (K). ADDED NOTE (L). LOWERED CONCRETE CURB, ADDED TO NOTES NOS. (C) AND (L). ADJUSTED WIDTH OF GUTTER (WG) DIMENSIONS. REDREW SHEET.

REV. 03-04-2021 - REVISED THE DESCRIPTION OF THE STANDARD DRAWING. REMOVED TYPE S-62 FROM THE DRAWING AND REVISED TABLES. RENAMED TO/AS/BE/IT FROM THE TITLE AND FROM THE TABLES.

CONCRETE CURB AND GUTTER TABLE

TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES
6-30	30	22 ⅞"	2
6-36	36	28 ⅞"	2½

QUANTITIES FOR DETACHED CURB

HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02534

QUANTITIES FOR CURB AND GUTTER

DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
6	30	0.05573	0.04875
	36	0.06499	0.05804
7	30	0.06345	0.05647
	36	0.07425	0.06730

LEGEND

D	= VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T	= VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
W	= TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG	= WIDTH OF GUTTER

GENERAL NOTES

(A) FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.

(B) THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.

(C) CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.

(D) EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
1. AT TANGENT POINTS OF CIRCULAR CURBS.
2. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
3. AT LOCATIONS WHERE CRACKS TEND TO DEVELOP.
4. IN LINE WITH PAVEMENT EXPANSION JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
5. THE MAXIMUM SPACING IS TO BE 100 FEET LINEAR.
6. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.

(E) CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING 0F 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.

(F) EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.

(G) ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.

(H) THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.

(I) PAYMENT WILL BE AS FOLLOWS:
ITEM NO. 702-01 CONCRETE CURB, PER C.Y.
ITEM NO. 702-03 CONCRETE COMBINED CURB AND GUTTER, PER C.Y.

(J) THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.

LOWERED CONCRETE CURB NOTES

(K) TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

(L) TO BE USED FOR PROPOSED RAMP OPENINGS.

(Replaced Std Dwg RP-NMC-11)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

VERTICAL CONCRETE CURB AND CURB AND GUTTER (FOR 6" & 7" GUTTER DEPTH)

05-15-2018 | RP-VC-11

4

TDOT CURB DETAIL

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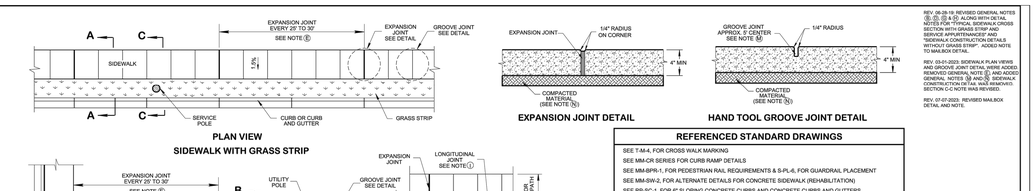
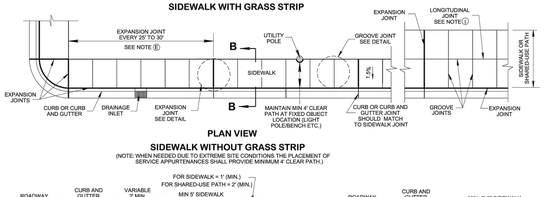
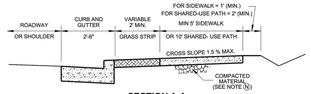


EXPANSION JOINT DETAIL

HAND TOOL GROOVE JOINT DETAIL

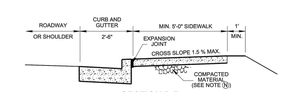


(NOTE: WHEN NEEDED DUE TO EXTREME SITE CONDITIONS THE PLACEMENT OF SERVICE APPURTENANCES SHALL PROVIDE MINIMUM 4' CLEAR PATH.)



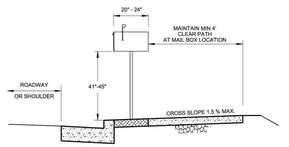
SECTION A-A

TYPICAL SIDEWALK CROSS SECTION WITH GRASS STRIP



SECTION B-B

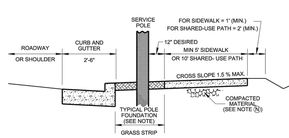
TYPICAL SIDEWALK CROSS SECTION WITHOUT GRASS STRIP



MAILBOX DETAIL

NOTE: EDGE OF MAILBOX SHALL NOT OVERHANG BEYOND THE BACK OF THE CURB. NOR SHALL THE MAILBOX OVERHANG THE SIDEWALK SUCH THAT THE USABLE WIDTH IS LESS THAN 4 FEET.

IF NEEDED, REMOVAL AND RESETTING MAILBOXES TO BE INCLUDED IN THE COST OF SIDEWALK.



NOTE: IF SERVICE POLE IS PLACED IN GRASS STRIP THE POLE SHALL HAVE MIN. 3' OFFSET FROM TRAVELLED LANE. MINIMUM 36" DIAMETER AND 10' DEEP FOUNDATION SPACE SHALL BE EVALUATED TO ELIMINATE CONFLICTS. SEE STANDARD TRAFFIC OPERATION DRAWINGS T-SG-9 AND T-SG-10 FOR MORE INFORMATION.

SERVICE APPURTENANCES (LARGE SIGNS, STRUCTURES, SIGNAL, LUMINARY AND UTILITY POLES 2' DIAMETER OR LARGER) SHALL BE PLACED OUTSIDE THE PEDESTRIAN ACCESSIBLE SPACE, PREFERABLY OUTSIDE THE SIDEWALK AREA AND INSIDE THE RIGHT-OF-WAY.

SECTION C-C

TYPICAL SIDEWALK CROSS SECTION WITH GRASS STRIP AND SERVICE APPURTENANCES

REFERENCED STANDARD DRAWINGS

SEE T-M-4, FOR CROSS WALK MARKING
SEE MM-CR SERIES FOR CURB RAMP DETAILS
SEE MM-BPR-1, FOR PEDESTRIAN RAIL REQUIREMENTS & S-PL-6, FOR GUARDRAIL PLACEMENT
SEE MM-SW-2, FOR ALTERNATE DETAILS FOR CONCRETE SIDEWALK (REHABILITATION)
SEE RP-SC-1, FOR 9" SLOPING CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS
SEE RP-VC-10 OR 11, FOR VERTICAL CONCRETE CURB AND CONCRETE CURBS AND GUTTER DETAILS
SEE MM-PM-1 THRU MM-PM-5, FOR BIKE LANE/ROUTE PAVEMENT MARKINGS
SEE RP-D-15 & 16 FOR CONCRETE DRIVEWAYS
SEE MM-TS-2 FOR PEDESTRIAN FACILITY LATERAL OFFSETS/ BUFFER GUIDANCE.
SEE MM-TS-3 FOR SHARED USE TYPICAL SECTIONS

GENERAL NOTES

(A) ALWAYS PLACE SIDEWALK AS FAR AS AWAY FROM THE TRAVELLED WAY WHEN POSSIBLE. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

(B) WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.

(C) SIDEWALK WIDTHS DO NOT INCLUDE THE SIX INCH CURB WIDTH OF PROPOSED TOP OF CURB.

(D) MAXIMUM SIDEWALK CROSS SLOPE IS 1.5 %. ALL SIDEWALKS SHALL HAVE A BROOM FINISH AND SHALL BE 4" THICK UNLESS THE PLANS CALL FOR 6" THICKNESS. THE CONCRETE SHALL BE CLASS "A" AT 3000 PSI. ALL COST TO BE INCLUDED IN ITEM NO. 701-01.01,CONCRETE SIDEWALK (4"), S.F. OR 701-01.02,CONCRETE SIDEWALK (6"), S.F.

(E) EXPANSION JOINTS ARE TO BE PLACED 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND AN OTHER LOCATIONS WHERE STRESSES MAY DEVELOP. THE COST OF ALL EXPANSION JOINTS IS TO BE INCLUDED IN THE UNIT PRICE BID FOR THE PROPOSED SIDEWALK.

(F) CONCRETE JOINT MATERIAL TO BE FLUSH WITH THE SIDEWALK SURFACE, ONE INCH PREFORMED FILLER IN ACCORDANCE WITH SECTION 701.06 OF THE STANDARD SPECIFICATIONS.

(G) ONE INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS.

(H) HALF INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.

(I) LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 5 FEET OR LESS IN WIDTH.
ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 5 FEET BUT LESS THAN 8 FEET IN WIDTH.
TWO LONGITUDINAL JOINT MARKINGS WILL BE REQUIRED ON SIDEWALKS OVER 9 FEET BUT LESS THAN 12 FEET IN WIDTH.

(J) TRANSVERSE JOINT MARKERS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL.

(K) WHEN LEAVING A SQUARE OPENING IN THE SIDEWALK, THE LENGTH OF THE SIDE OF THE SQUARE OPENING SHOULD BE EQUAL TO THE DIAMETER OF THE FIXED OBJECT PLUS SIXTEEN INCHES. IT WILL BE BORDERED BY HALF INCH EXPANSION JOINT.

(L) WHEN NEW SIDEWALK IS PLACED ADJACENT TO EXISTING SIDEWALK THE CONTRACTOR SHALL CORRECT ALL ABRUPT CHANGES AND SLOPES TO PROVIDE A SMOOTH TRANSITION FROM THE LIMIT OF CONSTRUCTION TO EXISTING PEDESTRIAN FACILITY.

(M) DIVIDE THE SURFACE OF SIDEWALKS INTO BLOCKS USING A GROOVING TOOL. SPACE THE GROOVES APPROXIMATELY 5 FEET APART TO PRODUCE SQUARE BLOCKS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

(N) SHAPE AND COMPACT THE SUBGRADE TO A FIRM, EVEN SURFACE IN REASONABLY CLOSE CONFORMITY WITH THE GRADE AND CROSS-SECTION SHOWN ON THE PLANS. REMOVE ALL SOFT AND YIELDING MATERIAL, REPLACE IT WITH ACCEPTABLE MATERIAL, AND COMPACT IT AS DIRECTED BY THE ENGINEER.

- REV. 06-26-19: REVISED GENERAL NOTES (B), (D), (G) & (K) ALONG WITH DETAIL NOTES FOR TYPICAL SIDEWALK CROSS SECTION WITH GRASS STRIP AND "TYPICAL SIDEWALK CROSS SECTION WITHOUT GRASS STRIP" AND SIDEWALK CONSTRUCTION DETAILS WITHOUT GRASS STRIP". ADDED NOTE TO MAILBOX DETAIL.
- REV. 03-01-2023: SIDEWALK PLAN VIEWS AND GROOVE JOINT DETAIL WERE ADDED, REMOVED GENERAL NOTE (I) AND ADDED GENERAL NOTES (M) AND (N). SIDEWALK CONSTRUCTION DETAIL WAS REMOVED. SECTION C-C NOTE WAS REVISED.
- REV. 07-07-2023: REVISED MAILBOX DETAIL AND NOTE.

(Replaced Std Dwg RP-S-7)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

DETAILS FOR CONCRETE SIDEWALK

01-07-2019 | MM-SW-1

2

TDOT SIDEWALK DETAIL

NTS

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:

RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DESIGN MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ARBEE — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 120125 — 25

NO.	DATE	REVISIONS DESCRIPTION

DATE:	04/28/25
DMG Project No:	24159

TDOT DETAILS

C7.4

\\192.168.1.7\data\PROJECT DATABASE\2024\24159 – Seeley Wolfs – Commercial Development – 101 Floyd Mayfield Dr – LaVergne TN\Plans\Engineer\24159_101 FMD_LaVergne TN_C7-0_Dtl.dwg–C7.4 Apr 26, 2025 – 2:09pm MarkAnno

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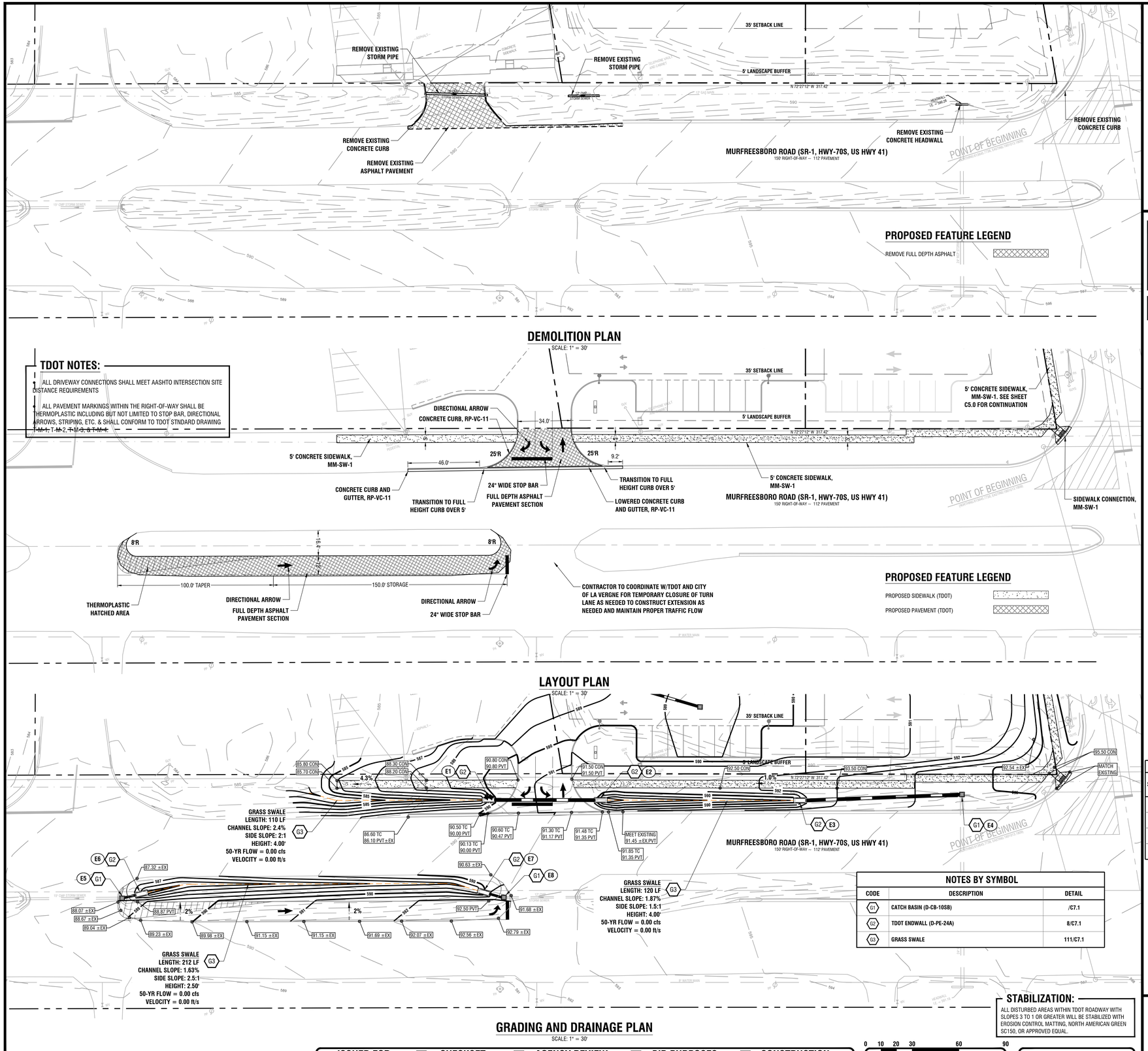
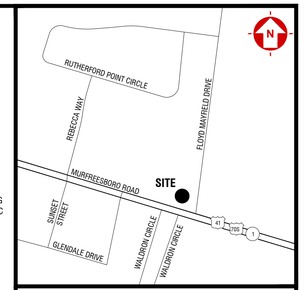


811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

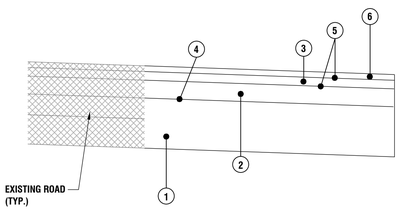
FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

PROPOSED PAVEMENT SCHEDULE

1	MINERAL AGGREGATE BASE 10"± DEPTH UNDER ROADWAY ITEM NO. 303-01 MINERAL AGGREGATE TYPE 'A' BASE GRADING 'D'
2	BASE MODIFIED AT 4± THICK (APPROXIMATELY 460 LBS/SQ YD) ITEM NO. 307-01.01 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING 'A' MIXTURE ITEM NO. 307-02.01 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING 'A' MIXTURE
3	BINDER MODIFIED 2"± THICK (APPROXIMATELY 226 LBS/SQ YD) ITEM NO. 307-01.06 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING 'B' MIXTURE ITEM NO. 307-02.06 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING 'B' MIXTURE
4	PRIME COAT AT 0.30 - 0.35 GAL. PER SQ. YD. ITEM NO. 402-01 BITUMINOUS MATERIAL FOR PRIME COAT
5	TACK COAT AT 0.05 - 0.01 GAL. PER SQ. YD. ITEM NO. 403-01 BITUMINOUS MATERIAL FOR TACK COAT
6	BITUMINOUS SURFACING AT 1.25"± THICK (APPROXIMATELY 132.5 LBS/SQ YD) ITEM NO. 411-01.01 ACS MIX (PG64-22) GRADING 'D' MIXTURE ITEM NO. 411-02.10 ACS MIX (PG70-22) 'GRADING 'D' MIXTURE



TDOT PROPOSED PAVEMENT SECTION

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)
E2	E1	24" RCP	586.64	585.68	64	1.50
E4	E3	24" RCP	589.18	586.64	100	1.00
E6	E5	18" RCP	584.50	584.34	8	2.00
E8	E7	18" RCP	588.42	588.26	8	2.00

STORM DRAINAGE STRUCTURES

STRUCTURE ID	STRUCTURE TYPE	T/GRATE ELEVATION
E1	ENDWALL	---
E2	ENDWALL	---
E3	ENDWALL	---
E4	CATCH BASIN	594.50
E5	JUNCTION BOX	587.63
E6	ENDWALL	---
E7	ENDWALL	---
E8	CATCH BASIN	591.71

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
G1	CATCH BASIN (D-CB-10SB)	/C7.1
G2	TDOT ENDWALL (D-PE-24A)	8/C7.1
G3	GRASS SWALE	111/C7.1

PROPOSED FEATURE LEGEND
PROPOSED CONTOUR — 950
PROPOSED SPOT ELEVATION — 64.24 TC / 64.12 PVT

NOTE:
REFER TO SHEET C1.0 FOR GENERAL NOTES

STABILIZATION:
ALL DISTURBED AREAS WITHIN TDOT ROADWAY WITH SLOPES 3 TO 1 OR GREATER WILL BE STABILIZED WITH EROSION CONTROL MATTING, NORTH AMERICAN GREEN SC150, OR APPROVED EQUAL.

PARCEL ID: 014P-B-004.00-000
ZONE: C-2 (HIGHWAY SERVICE)

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90
SCALE 1" = 30'

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
bseeley@restretail.com

PLANS PREPARED BY:
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NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID C. HARRIS
REGISTERED ENGINEER
AGRICULTURE
NUMBER
STATE OF TENNESSEE
4/28/25

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	04/28/25
DMG Project No:	24159

ROADWAY PLAN

C8.0

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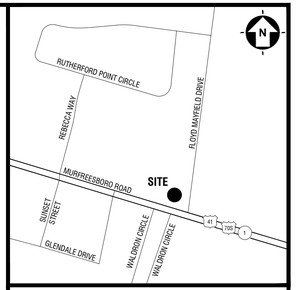

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LANDSCAPE CALCULATIONS

SITE AREA:	56,430 SF	(1.30 AC)
ZONING:		C-2
	REQUIRED	PROVIDED
REQUIRED LANDSCAPING:		
3 CANOPY TREES / ACRE:	3.9	4
3 UNDERSTORY TREES / ACRE:	3.9	4
15 SHRUBS / ACRE:	19.4	120
TOTAL TREES:	7.8	8
TOTAL SHRUBS	19.4	120
TRANSITIONAL SCREENNG 1 (207.10 LF)		
1 LARGE EVERGREEN TREE / 10 LF:	20.7	21
1 MEDIUM EVERGREEN TREE / 5 LF	41.4	31

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

KYLE B. SMITH — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 3-25-25

REVISIONS NO.	DESCRIPTION	DATE

KITA designs
Beauty | Economy | Sustainability
Kyle Smith, PLA
521 Tobylynn Drive
Nashville, TN 37211
(408) 835 - 7003 Cell.
kyle@kitadesigns.com

PARCEL ID: 014P-B-004.00-000
ZONE: C-2 (HIGHWAY SERVICE)

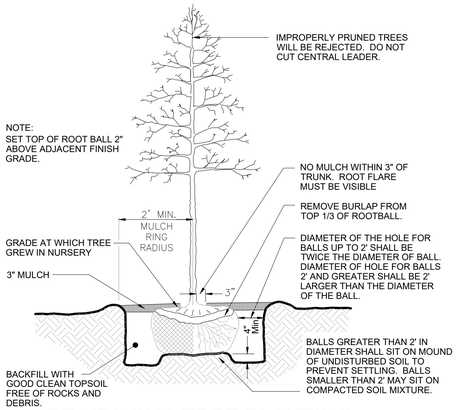
DATE:	03/25/25
DMG Project No:	24159

L-1.1

ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

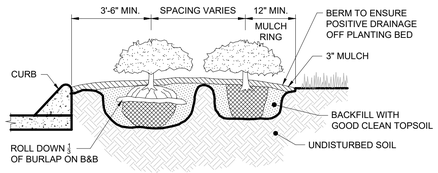
0 10 20 30 60 90

SCALE 1" = 30'



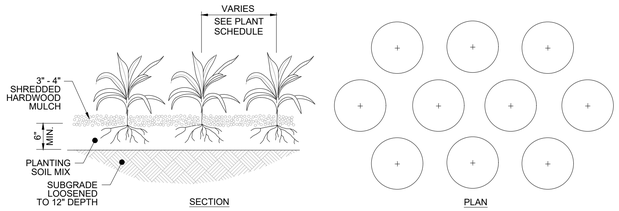
DECIDUOUS TREE PLANTING

NOT TO SCALE



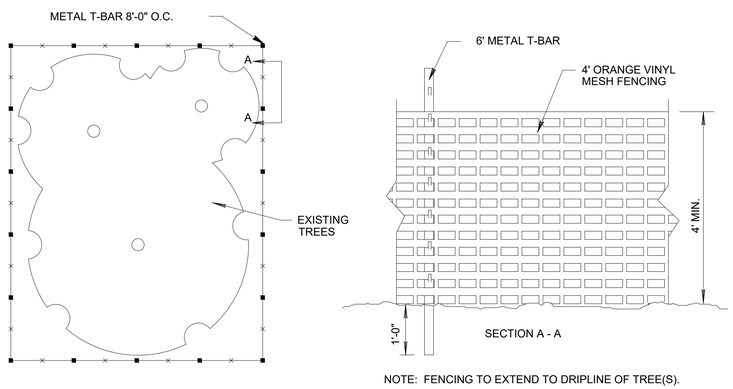
SHRUB / GROUND COVER PLANTING

NOT TO SCALE



GROUND COVER / PERENNIAL PLANTING

NOT TO SCALE



NOTE: FENCING TO EXTEND TO DRIPLINE OF TREE(S).

ORANGE MESH TREE PROTECTION FENCING

N.T.S.

LANDSCAPE NOTES:

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. SOD ALL AREAS.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH I POUND OF FERTILIZER PER CUBIC YARD.
   A. SAND SHALL BE CLEAN MASONRY SAND.
   B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
   C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
    PLANTING DATES
    SPRING: MARCH 15 - APRIL 15
    FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
25. CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM, ENSURING HEAD-TO-HEAD COVERAGE. IRRIGATION SYSTEM TO BE DESIGN-BUILD.
26. IRRIGATION TO HAVE A SEPARATE METER.
27. GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDED AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIG HT	TRUNK	SPACING	COMMENTS
CANOPY TREES						
4	'Bracken's Brown Beauty	Magnolia grandiflora 'Bracken's Brown Beauty'	7' Min.	2" Cal.		B&B
3	'Shade Master' Honey Locust	Gleditsia tricanthos inermis 'Shademaster'	10' - 12'	2.5" Cal.		B&B
17	'Green Giant' Arborvitae	Thuja (standish x plicata) 'Green Giant'	7' Min.	2.5" Cal.		Full to ground, well formed
1	Tulip Poplar	Liriodendron tulipifera	10' - 12'	2.5" Cal.		B&B
21	TOTAL - CANOPY TREES					
UNDERSTORY/COLUMNAR TREES						
31	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	6' - 7'	2" Cal.		Well formed
2	'Appalchian Red' Redbud	Cercis canadensis 'Appalchian Red'	8' - 10'	2" Cal.		B&B
2	Yoshino Cherry	Prunus x yedoensis	8' - 10'	2" Cal.		B&B
35	TOTAL - UNDERSTORY TREES					
56	TOTAL - ALL TREES					
SHRUBS						
13	'Autumn Angel' Encore Azalea	Rhododendron 'Robleg'	18" Min.	3 Gal.		Container (White)
8	Blue Cascade Distylium	Distylium 'PIIDIST-II'		3 Gal.		Container
9	'Bobo' Hydrangea	Hydrangea paniculata 'ILVOBO'	12" - 18"	3 Gal.		Container
66	Carissa Holly	Ilex cornuta 'Carissa'	36" H. Min.			
12	'Rose Creek' Abelia	Abelia grandiflora 'Rose Creek'	24" Min.	3 Gal.		Container
17	Otto Luyken	Prunus laurocerasus 'Otto Luyken'	24" Min.	5 Gal.		Full and Heavy; Container
8	Schip Laurel	Prunus laurocerasus 'Schipkaensis'	30" Min.	5 Gal.	4' o.c.	Full and Heavy; Container
120	TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
30	Pink Drift Rose	Rosa 'Meijocos'		3 Gal.		
28	Stella De Oro Daylily	Hemerocallis x 'Stella de Oro'		1 Gal.		
67	Variegated Liriope	Liriope muscari 'Variegata'		1 Gal.		

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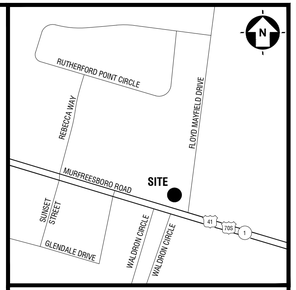
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

KITA designs
Beauty | Economy | Sustainability

Kyle Smith, PLA
521 Tobylynn Drive
Nashville, TN 37211
(408) 835 - 7003 Cell.
kyle@kitadesigns.com

PARCEL ID: 014P-B-004.00-000
ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
RESTAURANT RETAIL PARTNERS, LLC

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5663
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

KYLE B. SMITH REGISTERED LANDSCAPE ARCHITECT TENNESSEE 25-25

REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	03/25/25
DMG Project No:	24159

L-1.2

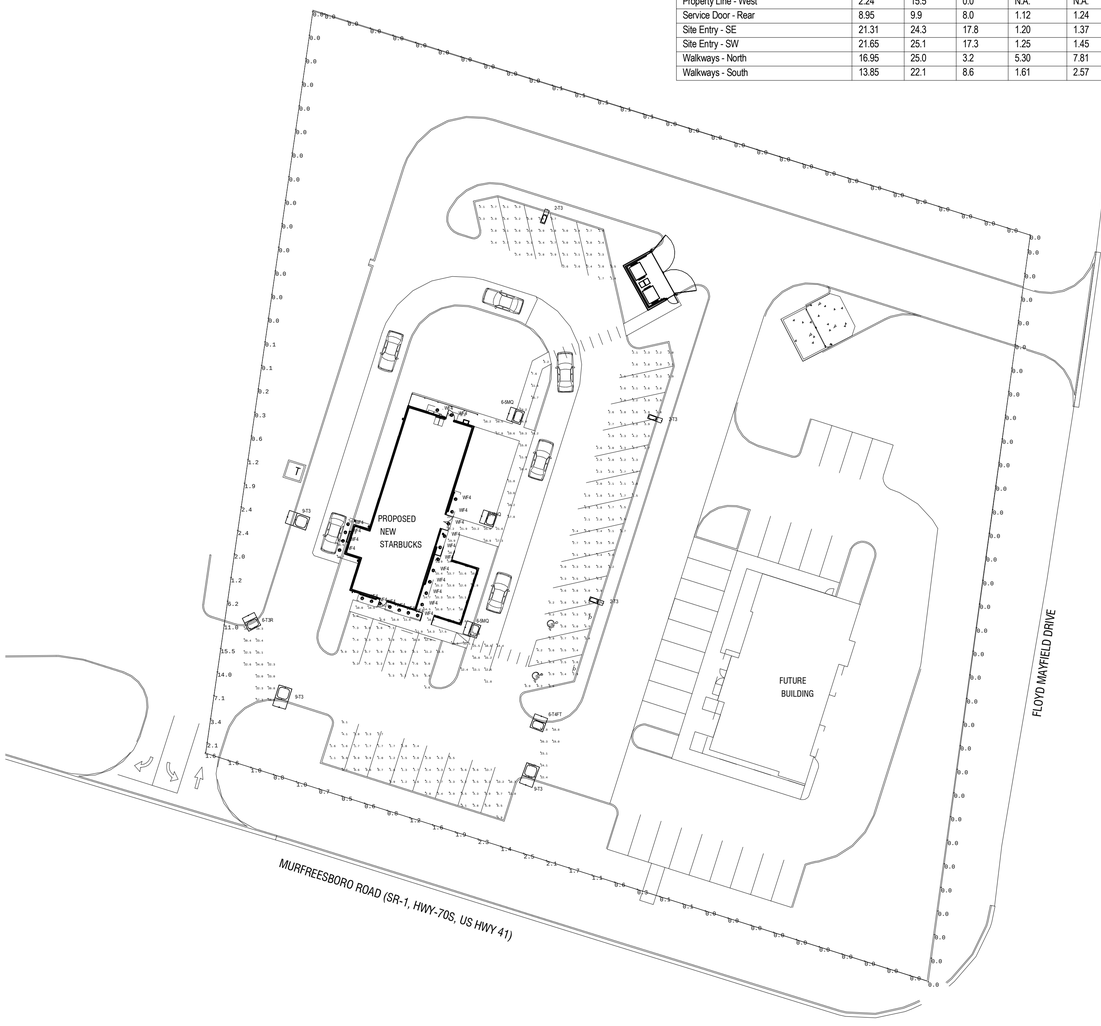
ISSUED FOR: ■ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

SCALE 1" = 30'

Luminaire Schedule											
Symbol	Tag	Qty	Label	Arrangement	Mounting Height	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
	WF4	23	WF4 LED 30K	Single	10	WF4 LED 30K	1.000	686	9.6	220.8	B0-U1-G0
	9-T3	3	GALN-SA9C-930-U-T3_40324 lume	Single	18	GALN-SA9C-930-U-T3	1.000	40324	481	1443	B4-U0-G4
	6-5MQ	3	GALN-SA6C-930-U-5MQ_27897 lum	Single	10	GALN-SA6C-930-U-5MQ	1.000	27897	321	963	B5-U0-G3
	2-T3	3	GALN-SA2C-930-U-T3_8945 lumen	Single	18	GALN-SA2C-930-U-T3	1.000	8945	108	324	B2-U0-G2
	6-T3R	1	GALN-SA6C-930-U-T3R_27219 lum	Single	18	GALN-SA6C-930-U-T3R	1.000	27219	321	321	B3-U0-G4
	6-T4FT	1	GALN-SA6C-930-U-T4FT_26540 lu	Single	18	GALN-SA6C-930-U-T4FT	1.000	26540	321	321	B3-U0-G4

Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min
Building Entry - East	22.45	22.7	22.2	1.01	1.02
Building Entry - South	11.80	11.8	11.8	1.00	1.00
Drive Thru Entry	16.36	28.0	11.0	1.49	2.55
Drive Thru Window	16.65	18.5	14.7	1.13	1.26
Parking - East	3.16	6.9	1.5	2.11	4.60
Parking - Front	7.51	13.5	4.6	1.63	2.93
Parking - North	2.95	4.2	1.4	2.11	3.00
Parking - South	3.82	18.3	0.6	6.37	30.50
Patio	15.26	23.6	10.5	1.45	2.25
Property Line - East	0.00	0.0	0.0	N.A.	N.A.
Property Line - North	0.02	0.1	0.0	N.A.	N.A.
Property Line - South	0.80	2.5	0.0	N.A.	N.A.
Property Line - West	2.24	15.5	0.0	N.A.	N.A.
Service Door - Rear	8.95	9.9	8.0	1.12	1.24
Site Entry - SE	21.31	24.3	17.8	1.20	1.37
Site Entry - SW	21.65	25.1	17.3	1.25	1.45
Walkways - North	16.95	25.0	3.2	5.30	7.81
Walkways - South	13.85	22.1	8.6	1.61	2.57



1 SITE PHOTOMETRIC PLAN
Scale: 1" = 30'-0"

Project		Catalog #	Type
Prepared by		Notes	Date

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light Allotment™

Product Certifications

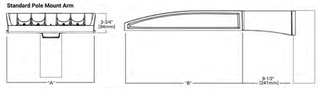
Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page5
- Product Specifications page 6
- Energy and Performance Data page 7
- Control Options page 12

Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

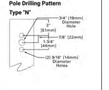
Connected Systems
- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern
Type "H"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
1. See pole selection requirements and additional fine art, see Mounting Details section.

NOTES:
1. Visit https://www.lbgardening.net/specify to confirm qualification. Not all product variations are DLC qualified
2. GA Certified Dimmer DLC and advanced only, field mounting optional.

COOPER Lighting Solutions

P5004063EN page 1
February 26 2024 5:10 PM

McGraw-Edison

GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family *1	Light Engine Configuration	Light Engine Color Temperature	Voltage	Distribution	Mounting	Finish
GALN–Galleon II **SAA GALN**–Galleon II, Accessory Arm Included, Complaint *2 **TAA GALN**–Galleon II, Trade Agreements Act Complaint *2	**SA1** = 1 Square **SA2** = 2 Squares **SA3** = 3 Squares **SA4** = 4 Squares **SA5** = 5 Squares **SA7** = 7 Squares **SA9** = 9 Squares **SA6** = 6 Squares	**A**–4000K **B**–5000K **C**–3000K **D**–CCT/CRI 4.1 *4 **Z**–Configure *3	**720**–720VL 2200K **721**–721CRI, 2700K **722**–722CRI, 3000K **723**–723CRI, 3500K **740**–740CRI, 4000K **741**–741CRI, 4050K **742**–742CRI, 5000K **727**–727CRI, 2700K **730**–730CRI, 3000K **735**–735CRI, 3500K **740**–740CRI, 4000K **745**–745CRI, 5000K **930**–930CRI, 3000K **940**–940CRI, 4000K **950**–950CRI, 5000K **ABB**–Amber, 3000K *4	**W**–120/277V **H**–347/480V *5 *6 **1**–120V **2**–208V **3**–240V **4**–277V **5**–347V *5 **6**–480V *5 **DV**–277V-480V Dual(v) Driver *5 *6	**T1**–Type I **T2**–Type II **T2S**–Type II Roadway **T3**–Type III **T3R**–Type III Roadway **T3W**–Type III Extended Throw **T4W**–Type IV Wide **SNQ**–Type V Narrow **SQ**–Type V Square Medium **SWQ**–Type V Square Wide **SL3**–Type V w/Split Control **SL4**–Type IV w/Split Control **SLA**–Type VS w/Split Control **SL2**–Type V Square Medium Left **SL5**–9"x9" Split Light Elliptical Right **BW**–Rectangular Wide Type I **ATL**–Automotive Frontline	**[blank]**–Standard Pole Mount Arm **GD**–Quick Mount Universal Arm **GM**–Quick Mount Arm with Quick Mount Adapter *7 **PA**–Pole Mount, Adjustable **PM**–Pole Mount, Fixed **SPX**–2-5/8" Slipfitter, Adjustable *8 **DMA**–Quick Mount Mast Arm, Adjustable **MA**–Mast Arm, Fixed **WM**–Wall Mount, Fixed **WA**–Wall Mount, Adjustable **UP**–Upswept Arm	**AP**–Grey **BZ**–Bronze **BK**–Black **DP**–Dark Platinum **GM**–Graphite Metallic **WH**–White **BALSI**–Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) *9
DIM–External 0-10V Dimming Leads * **F**–Single Fuse (120, 277 or 347V Specify Voltage) **FF**–Double Fuse (208, 240 or 480V Specify Voltage) **SW**–20A/10 A, 1/4W fused surge protective device * **2L**–Two Circuits * **HA**–135°C High Ambient **HSS**–Shorting Cap with Stub Leads * **HSSP**–Shorting Cap Shield, Black * **QSSW**–Power Reducing Shield, White * **TSP**–Tool Supplied Tenon Shield to Match Housing * **CC**–Coastal Construction * **CCI**–Coastal Construction Grade * **L90**–Optics Rotated 90° Left **R90**–Optics Rotated 90° Right **AWS**–White Mount Stirb, 0 Hours * **AWS5**–White Mount Stirb, 5 Hours * **AWS10**–White Mount Stirb, 10 Hours * **AWS15**–White Mount Stirb, 15 Hours * **DALI**–DALI Drivers	**BPC**–Button Type Photocontrol, Multi-tap(6v, 208, 240v or 277V * **PE**–NEMA 3-PIN Photocontrol Receptacle **PER**–NEMA 7-PIN Photocontrol Receptacle **RADC**–Field Adjustable Dimming Controller * **PSC**–Photocontrol Shorting Cap **SPD**–Dimming Motion Sensor, 9' mounting * **SPD15**–Dimming Motion Sensor, 15' mounting * **SPD20**–Dimming Motion Sensor, Limited square count, 9'-20' mounting * **SPD41**–Dimming Motion Sensor, Limited square count, 21'-40' mounting * **WLSSW-L20**–Motion Sensor for Dimming Operation, 9'-20' Mounting * **WLSSW-L40**–Motion Sensor for Dimming Operation, 21'-40' Mounting * **WLSSW**–WaveLinx Lite, Sill Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting *, *, * **WPSSW**–WaveLinx Pro, Sill Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 40' Mounting *, *, * **WPSSW2**–WaveLinx Pro, Sill Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting *, *, * **SMF6-L20**–Sensepoint Occupancy Sensor, 0'-20' Mounting * **SMF6-L40**–Sensepoint Occupancy Sensor, 21'-40' Mounting *	**GALN1010**–NEMA Photocontrol Multi-Tap * **GALN1027**–NEMA Photocontrol - 480V **GALN1020**–Photocontrol Multi-Tap * **GALN1015**–Photocontrol Shorting Cap **GALN1014**–120V Photocontrol **GALN1016**–120V Surge Module (Replacement) **MA1027-XX**–(27)90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1027-XX**–(27)120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1027-XX**–(27)180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1180-XX**–(18)90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1180-XX**–(18)120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1180-XX**–(18)180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1351-XX**–(13)90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1351-XX**–(13)120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1351-XX**–(13)180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1182-XX**–(12)90° Tenon Adapter for 2-1/2" O.D. Tenon **MA1182-XX**–(12)120° Tenon Adapter for 2-1/2" O.D. Tenon **MA1182-XX**–(12)180° Tenon Adapter for 2-1/2" O.D. Tenon **MA1795-XX**–(9)90° Tenon Adapter for 2-1/2" O.D. Tenon **MA1795-XX**–(9)120° Tenon Adapter for 2-1/2" O.D. Tenon **MA1795-XX**–(9)180° Tenon Adapter for 2-1/2" O.D. Tenon **SRA2**–Adapter for mounting 2" OF arm to 2-3/8" O.D. vertical tenon **FDIM**– **WLSSW-100**–Wireless Configuration Tool for WLSSW-*

NOTES:
1. Accessorie is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to ssa-pole.com for complete pole offerings and details.
2. Buying policy: Consult specific Qualified Notes to www.buyamerica.gov Qualified Products List under Family Models. For details, Construction Result will comply limited to cert. GSM Insure per ASTM A123, with a scribe rating of 8 per ASTM D1654 with 5% salt solution.
3. Some custom 120Volt can accommodate 120 input temperature 120, 227, 427, 454 or 700 when the HID option is selected.
4. Not available with 347/480V, Emergency and Communication (EC) drivers.
5. Not available with wattage options B, D or E.
6. Not available with 347/480V, Emergency and Communication (EC) drivers.
7. Not available with HSS, HSSW or HSSP.
8. SP arm limited to 3" O.D. vertical tenon. DP3 limited to 2-3/8" O.D. vertical tenon.
9. Some options may not be available with all configurations.
10. Is not available with BPA or RTA or 480V. Not available with shorts/cut or [Capacitor] sensors, or 208V surge options.
11. Requires PE.
12. Requires PER and cannot exceed 1000 (MS) SZ in (ML).
13. WSC Cellular mounted in a slipfitter that is mounting accessory. Outer MAZ-Shell and NHRS-US (10V to PLV inverter) (power supply if applicable) are ordered separately.
14. Recommended 850nm +/- Daily flat-width and dead-centre use. Choose drive current & supplied at 850mA drive current (mA). Other drive current and wattage available in EC Gear, available with SMQ, SMQ, SLC, SLC and SL & other fixtures. Can be used with PER option.
15. Get at if you. One set required per Light Square.
16. Not available with HS option.
17. Not available with SMQ, SMQ, SMQ or RM options.
18. Cannot be used with other control options.
19. Low voltage control load straight out "0" junction fixture. Not available with DALI or integrated monitoring options.
20. Requires the use of SPD sensor or the PEP or PR photocontrol receptacle with photocontrol accessories.
21. Requires the use of SPD photosensor or the PEP or PR photocontrol receptacle with photocontrol accessories.
22. Not available with SPD, SPD15, SPD20 or SPD41.
23. Select configurations require appropriate required for configuration. See controller page for details.
24. Not available with WLSSW or WPSSW. Mounting determined by the SPD, ordered by the "SPD Accessories Table" on the controls page.
25. Not available with HSS, HSSW or HSSP.
26. Only product configurations with fixture drilling/slot patterns can be built to the standard with the drag tenon/arm, but of TSD DRAG or TSD DRAG-XX (where XX is the drag tenon/arm size). Refer to the TSD DRAG Drilling Pattern Guide for more information. Drag tenon shipped separately may be required to accommodate and/or specific performance requirements.
27. For Bird or Tree requirements, Accessories sold separately will be separately packaged when dimensional preference requirements are specified at time of order.
28. Not available with HSS, HSSW or HSSP.
29. Essential fixtures feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.cooperlighting.com/essential for more information.
30. 480V not to be used with ungrounded or impedance grounded systems.
31. Not available with 347/480V, Emergency and Communication (EC) drivers.
32. Cannot be used with PER or other motion response control options.
33. See DALI Product Configurator to specify tenon output, drive current and wattage. Not available with HMS.
34. Not available with SPD, SPD15, SPD20 or SPD41. Mounting determined by the photocontrol receptacle and bird spacer ordered, specifying, time delay on/off and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
35. Controls options is not available with photocontrol receptacles (PE, PER) or other controls systems (SMQ, HMQ).

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L–LumenSafe Technology –	**B**–Standard Dome Camera **M**–Mini Dome Camera **Z**–Remote PTZ Camera	**0**–Cellular, No SIM **A**–Cellular, AT&T **V**–Cellular, Verizon **S**–Cellular, Sprint	**B**–Cellular, Region 1 **N**–Wi-Fi Networking w/ Omni-Directional Antenna **E**–Ethernet Networking

COOPER Lighting Solutions

P5004063EN page 2
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PER LANDLORD WORKLETTER §26 56 00 - SITE LIGHTING

INFRASTRUCTURE: LANDLORD SHALL PROVIDE EXTERIOR LIGHTING, CONDUIT, WIRING, FOOTINGS, POLES, AND FIXTURES NECESSARY TO ENSURE SITE ILLUMINATION MEETS MINIMUM LIGHTING LEVELS AS OUTLINED BELOW. THE LIGHTING DESIGN SHALL SATISFY ALL LOCAL JURISDICTIONAL REQUIREMENTS INCLUDING SITE SPECIFIC REGULATIONS SUCH AS DARK SKY ORDINANCES.

PERFORMANCE: EXTERIOR LIGHTING SHALL MEET THE FOLLOWING FOOT CANDLE REQUIREMENTS:

MINIMUM ILLUMINATION REQUIREMENTS:
1. SIGNAGE: LOCATE TO MAXIMIZE VISIBILITY, PROVIDE ILLUMINATION 750 cd/m2 AT SIGNAGE PLANE.
2. SITE ENTRY: PROVIDE 15-20 fc.
3. DRIVE THRU ENTRY: PROVIDE 15 fc AT ENTRY AND 20 fc AT WINDOW.
4. BUILDING ENTRY: PROVIDE 20-25 fc AVERAGE.
5. PATIO: PROVIDE 15 fc AVERAGE.
6. PARKING & SIDEWALKS: PROVIDE 1.5 - 2.0 fc MINIMUM.
7. SERVICE DOOR: PROVIDE 5 fc AVERAGE.
8. DECORATIVE EXTERIOR BUILDING LIGHTING PERTENANT'S DESIGN / TECHNICAL CRITERIA PACKAGE.

ENERGY USAGE: EXTERIOR LIGHTING SHALL MEET THE FOLLOWING MAXIMUM ENERGY USAGE REQUIREMENTS PER 2018 IECC.

FIXTURES: FIXTURES SHALL BE TYPE LED, 3000K - 4000K, 90+ CRI, FULLY SEALED, ALUMINUM FIXTURES WITH SHIELDED LUMINAIRE. POLE LIGHTING SHALL BE IN SCALE WITH TENANT'S BUILDING HEIGHT AND NEVER TALLER THAN THE BUILDING. LIGHTING SHALL BE HELD AWAY FROM THE BUILDING FACADE, FENESTRATION, AND ENTRY TO MITIGATE UNWANTED GLARE. POLE LIGHTING SHALL BE MINIMAL IN APPEARANCE, SIMPLE AND MODERN, AND NON-OBTRUSIVE. FIXTURES SHALL BE ANODIZED ALUMINUM, SINGLE AND TWIN POLE LUMINAIRES WITH ASYMMETRICAL WIDE-SPREAD DISTRIBUTION AND ADJUSTABLE REFLECTORS. PROVIDE 10'-0" TO 12'-0" HEIGHT (PEDESTRIAN SCALE) POLE LIGHTING AT SIDEWALKS AND PARKING AREAS ADJACENT TO BUILDING. PROVIDE 18'-0" TO 22'-0" HEIGHT (TALL) PARKING LOT LIGHTING AT ADEQUATE SPACING TO ENSURE SAFETY LIGHTING FOR PARKING FIELD.

CONTROLS: ANY EXTERIOR BUILDING LIGHTING DEDICATED TO TENANT OCCUPANCY SHALL REQUIRE CONTROLS WITHIN TENANT'S SPACE.

THIS IS A SOFTWARE SIMULATED PHOTOMETRIC STUDY. IT WAS PREPARED UNDER ENGINEERING SUPERVISION, HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHTING FIXTURE DATA. AGi32 SOFTWARE WAS USED TO GENERATE THIS REPORT ALONG WITH IES DATA FROM THE LIGHTING FIXTURE MANUFACTURER. THE SIMULATION DOES NOT NECESSARILY TAKE INTO ACCOUNT GRADE CHANGES NOR CONTRIBUTION FROM ADJACENT LIGHTING SOURCES.

NOTE TO ELECTRICAL CONTRACTOR:
LOCATIONS OF SITE POLE LIGHTING IS SCHEMATIC ONLY. CONTRACTOR MAY DEVIATE AND RELOCATE FIXTURES +/- 5 FEET FROM LOCATION SHOWN TO AVOID OTHER SITE FEATURES (CURBS, WALLS, ETC.).

MJM ARCHITECTS
ARCHITECTURE
PLANNING
ENGINEERING
GRAPHICS
2948 SIDCO DRIVE
NASHVILLE, TN
37204
(p) 615.244.8170
(f) 615.244.8141
www.mjmarch.com

SEAL

CLIFTON PERRY BURDETTE — TENNESSEE — REGISTERED — LANDSCAPE ARCHITECT — 1373 — 10-31-25 — STATE OF TENNESSEE — MAR 19, 2025

CONSULTANTS

Clifton P. Burdette
P.E.
teamofchoice.com
SUITE 2207
1805 N 2ND ST
ROGERS, AR 72756
479-636-5004
JOB NO.: 33653
DESIGNED BY: TPS

OWNER

RESTAURANT RETAIL PROPERTIES, LLC

545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228

LOCATION

MURFREESBORO & FLOYD MAYFIELD DR

101 FLOYD MAYFIELD DR
LA VERGNE, TN

DATE

PERMIT SET

03/19/25

24294

REVISIONS

NO.	DESCRIPTION	DATE

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

SHEET

SITE PHOTOMETRIC PLAN

E202

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Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 12. **Item Title: Final Plat - The Retreat at Finch Branch, Section 3 - 40 Lots on 20.75 Acres. Requested by SEC, Inc. Property located off Spring Street (Tax Map 17L, Group A, 8.08). R-2 (Medium Density Residential) Zoning District. Property owned by Finch Branch Building Group, LLC.**

Reviewed By:
Gary Lide, City Engineer
Bo Logan, City Planner

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for The Retreat at Finch Branch, Sec. 3 located on 21 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-2.

The property is located off of Spring Street. The proposed layout shows 40 new lots with common areas. The common area is 6.35 acres and the residential lots comprise the remaining acreage. Also shown is a new street extension, Spring Street.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Provide LTMA and LTMP
2. Add the following note: The Long-Term Maintenance Agreement for the stormwater facilities serving as shown hereon have been recorded in Record Book XX, Page XX, RORCT.
3. For performance bond estimate, use $210,026.46 as the media cost of the three quotes.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

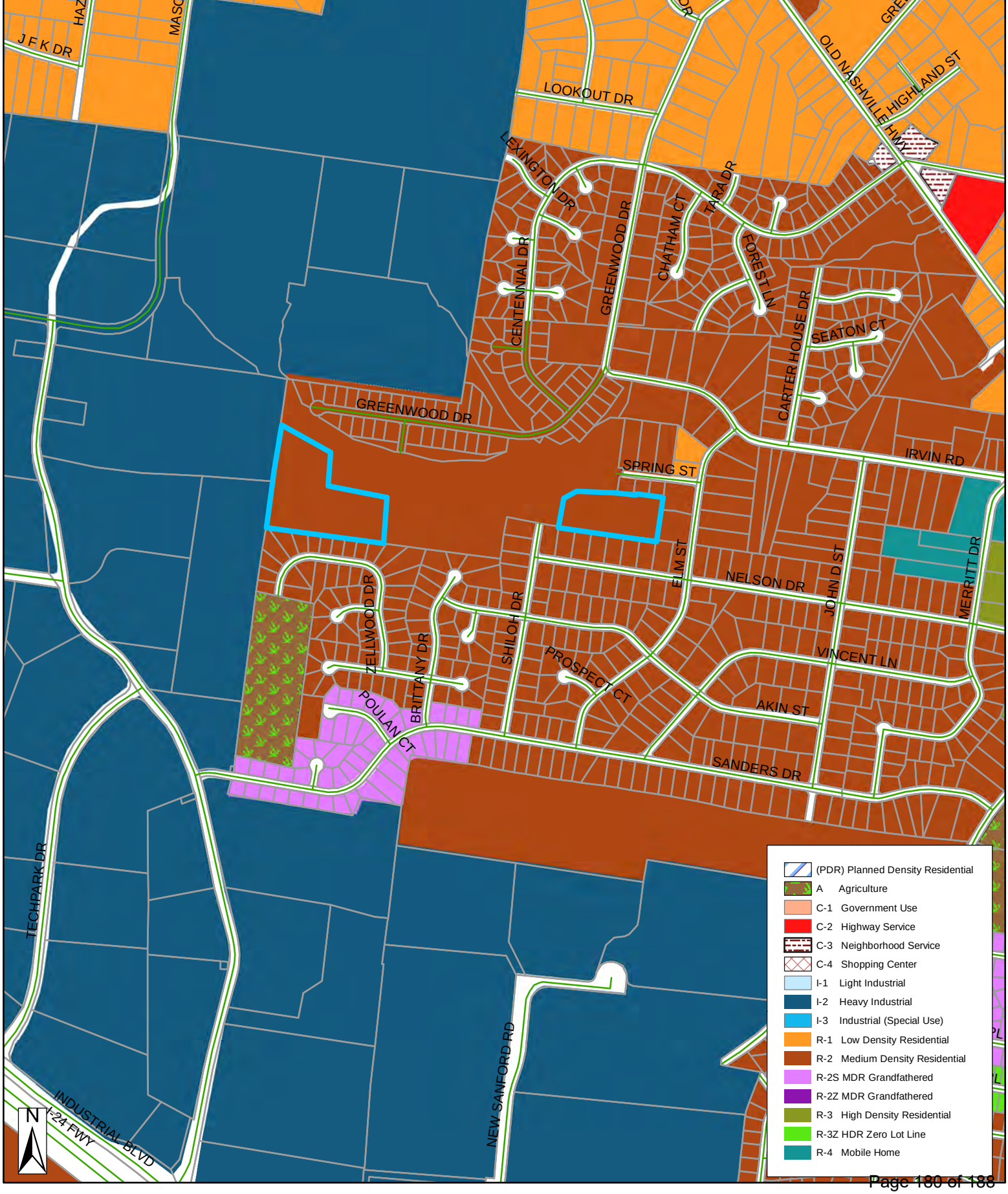
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

<u>*Note:</u> The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

JACKSON CT
CENTENNIAL DR
GREENWOOD DR
TALON WAY
IRVIN RD
GREENWOOD DR
SPRING ST
NELSON DR
FRUITLAND CT
ZELLWOOD DR
AKIN ST
SHILOH DR
CLAWSON CT
GRAYSON CT
BRITTANY DR
PROSPECT CT
ELM ST
POULAN CT
SANDERS DR
VINCENT LN
N

LOOKOUT DR
LEXINGTON DR
WORTHAM CT
GREENWOOD DR
CHATHAM CT
TARA DR
JUSTIN PL
FOREST LN
HAMPTON DR
CENTENNIAL DR
TALON WAY
CARTER HOUSE DR
GREENWOOD DR
IRVIN RD
SPRING ST
ELM ST
NELSON DR
JOHN ST
SHILOH DR
CLAWSON CT
ZELLWOOD DR
BRITTANY DR
GRAYSON CT
POULAN CT
PROSPECT CT
VINCENT LN
AKIN ST
SANDERS DR
TECHPARK DR
GRIFFIN CT
MASON RD
SANFORD RD
N


J F K DR
LOOKOUT DR
OLD NASHVILLE HIGHLAND ST
LEXINGTON DR
GREENWOOD DR
CHATHAM CT
TARA DR
FOREST LN
CENTENNIAL DR
CARTER HOUSE DR
SEATON CT
GREENWOOD DR
IRVIN RD
SPRING ST
ELM ST
NELSON DR
JOHN D ST
MERRITT DR
ZELLWOOD DR
BRITTANY DR
SHILOH DR
PROSPECT CT
VINCENT LN
POULAN CT
AKIN ST
SANDERS DR
TECHPARK DR
INDUSTRIAL BLVD
I-24 FWY
NEW SANFORD RD
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

The Retreat
at
Finch Branch

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER #, PAGE #, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____

RECORD BOOK 2476, PAGE 1561 (OWNER NAME, TITLE)
FINCH BRANCH BUILDING GROUP, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS "CATEGORY IV" SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND APPLICATIONS SET BY RULE 0820-03-.07 OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE SURVEY WAS PERFORMED USING DUAL FREQUENCY REAL TIME KINEMATICS (RTK) GLOBAL POSITIONING SYSTEM (GPS), AND THE HORIZONTAL AND VERTICAL POSITIONAL ACCURACY DOES NOT EXCEED ±0.05' BASED ON A 95% CONFIDENCE LEVEL. SURVEY DATE: 04-2020 DATUM: NAD 83 (2011), EPOCH 2010 GEOID MODEL, I2B COMBINED SCALE FACTOR: 0.99995263475460 (GROUND TO GRID). I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATION OF THE CITY ENGINEER

SEC, INC.

DATE 4/28/25 David A. Parker
REGISTERED LAND SURVEYOR

TENN. R.L.S. NO. 2381

DAVID A. PARKER — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF COMMERCE — NO. 2381

REVIEW PURPOSES ONLY

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RETREAT AT FINCH BRANCH, SECTION 3" HAS\HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "THE RETREAT AT FINCH BRANCH, SECTION 3" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

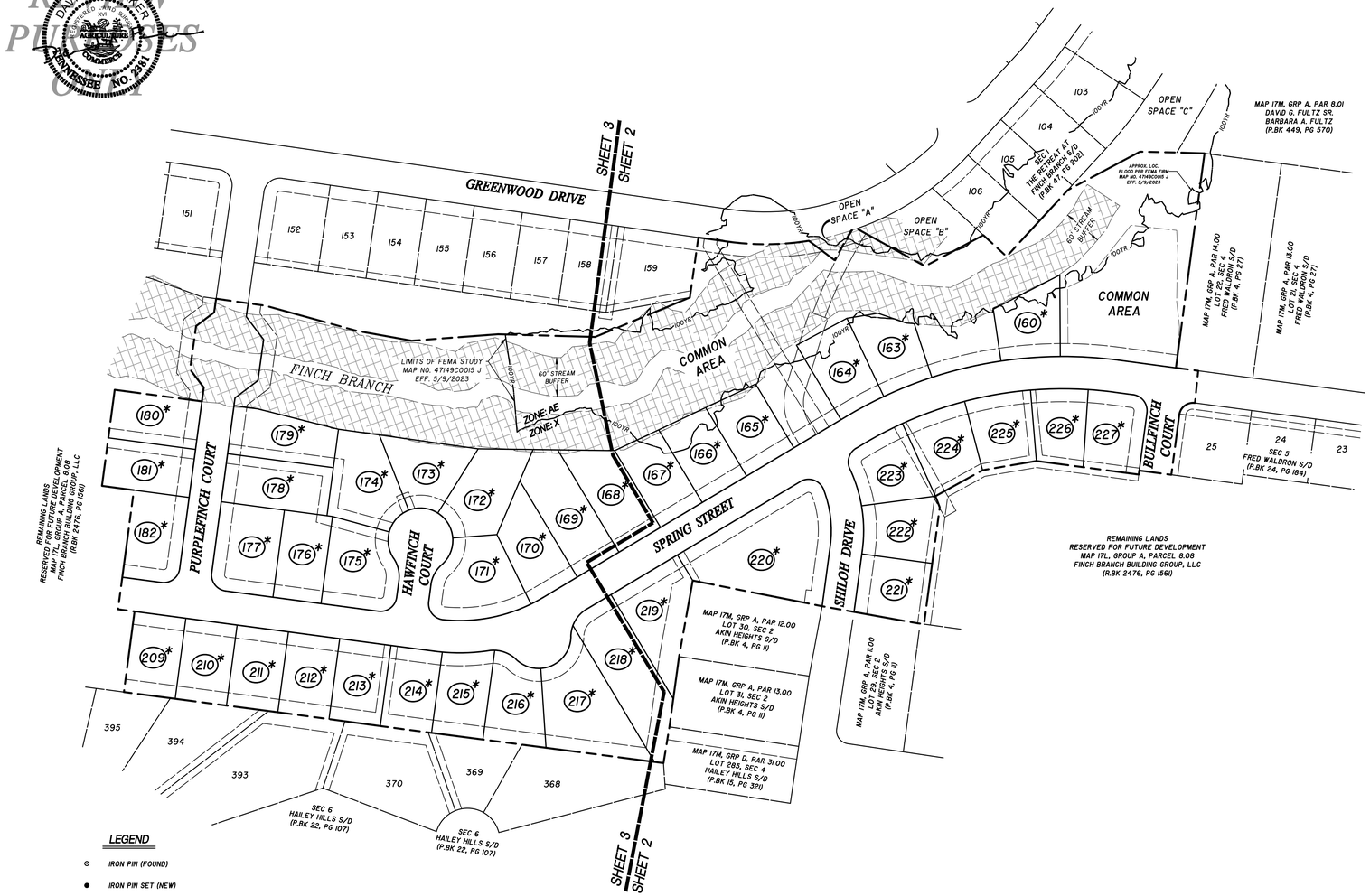
I HEREBY CERTIFY (I) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ _____
SECRETARY, PLANNING COMMISSION



LOCATION MAP
N.T.S.

GENERAL NOTES

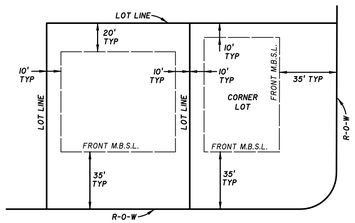
1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 40 LOTS OF RECORD, AND TO RECORD EASEMENTS AS SHOWN.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 DERIVED USING THE T.D.O.T. TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) CONSISTING OF MULTIPLE REFERENCE STATIONS TIED TO NAD83 (2011).
3. PORTIONS OF THIS PROPERTY LIES WITHIN ZONE AE, A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 47149C0015 J, EFFECTIVE DATE MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL..
5. PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
6. IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
7. PROPERTY IS CURRENTLY ZONED R-2. MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 35 FT. / SIDE = 10 FT. / REAR = 20 FT.
8. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
9. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
10. THIS SURVEYOR MAKES NO GUARANTEE TO THE LOCATION, SIZE, AND/OR MATERIALS USED FOR WATER, SEWER, STORM LINES, AND/OR ANY OTHER UTILITIES SHOWN HEREON. THESE ITEMS ARE SHOWN FOR REFERENCE AND ILLUSTRATIVE PURPOSE ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE. PLEASE REFER TO APPROVED CONSTRUCTION PLANS AND THE CORRESPONDING UTILITY PROVIDER FOR LOCATION, SIZE, AND/OR RESTRICTIONS.
11. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

LOT AREAS

LOT	SQ. FEET	ACRES
160	10,159	0.233
163	10,005	0.230
164	10,905	0.250
165	10,127	0.232
166	10,174	0.234
167	10,105	0.232
168	12,109	0.278
169	14,352	0.329
170	11,305	0.260
171	15,068	0.346
172	12,421	0.285
173	10,620	0.244
174	13,647	0.313
175	13,634	0.313
176	10,200	0.234
177	13,289	0.305
178	12,374	0.284
179	11,409	0.262
180	10,200	0.234
181	10,200	0.234
182	11,596	0.266
209	10,058	0.231
210	10,049	0.231
211	10,040	0.230
212	10,038	0.230
213	10,055	0.231
214	10,065	0.231
215	10,494	0.241
216	11,031	0.253
217	18,718	0.430
218	17,305	0.397
219	13,840	0.318
220	28,592	0.656
221	10,198	0.234
222	10,201	0.234
223	10,847	0.249
224	10,875	0.250
225	10,448	0.240
226	9,368	0.215
227	10,867	0.249
Total	476,966	10.950

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- FH 8"W — WATER LINE w/FIRE HYD.
- 8"SS — SEWER LINE w/MANHOLE



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

north

0 100 200 300
feet

OWNER:
FINCH BRANCH BUILDING GROUP, LLC
6 PUBLIC SQUARE NORTH
MURFREESBORO, TN 37129
MAP 17L, GROUP A, PARCEL 8.08
R.BK. 2476, PG. 1561 R.O.R.C., TN

SITE DATA:
TOTAL AREA = 20.748 ACRES
AREA IN RIGHT-OF-WAY = 3.451 ± ACRES
AREA IN COMMON AREA = 6.347 ± ACRES
NO. OF LOTS = 40
MINIMUM LOT SIZE = 10,000 SQ.FT.
MINIMUM LOT WIDTH AT BUILDING SETBACK = 75 FT.
ZONING = R-2

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

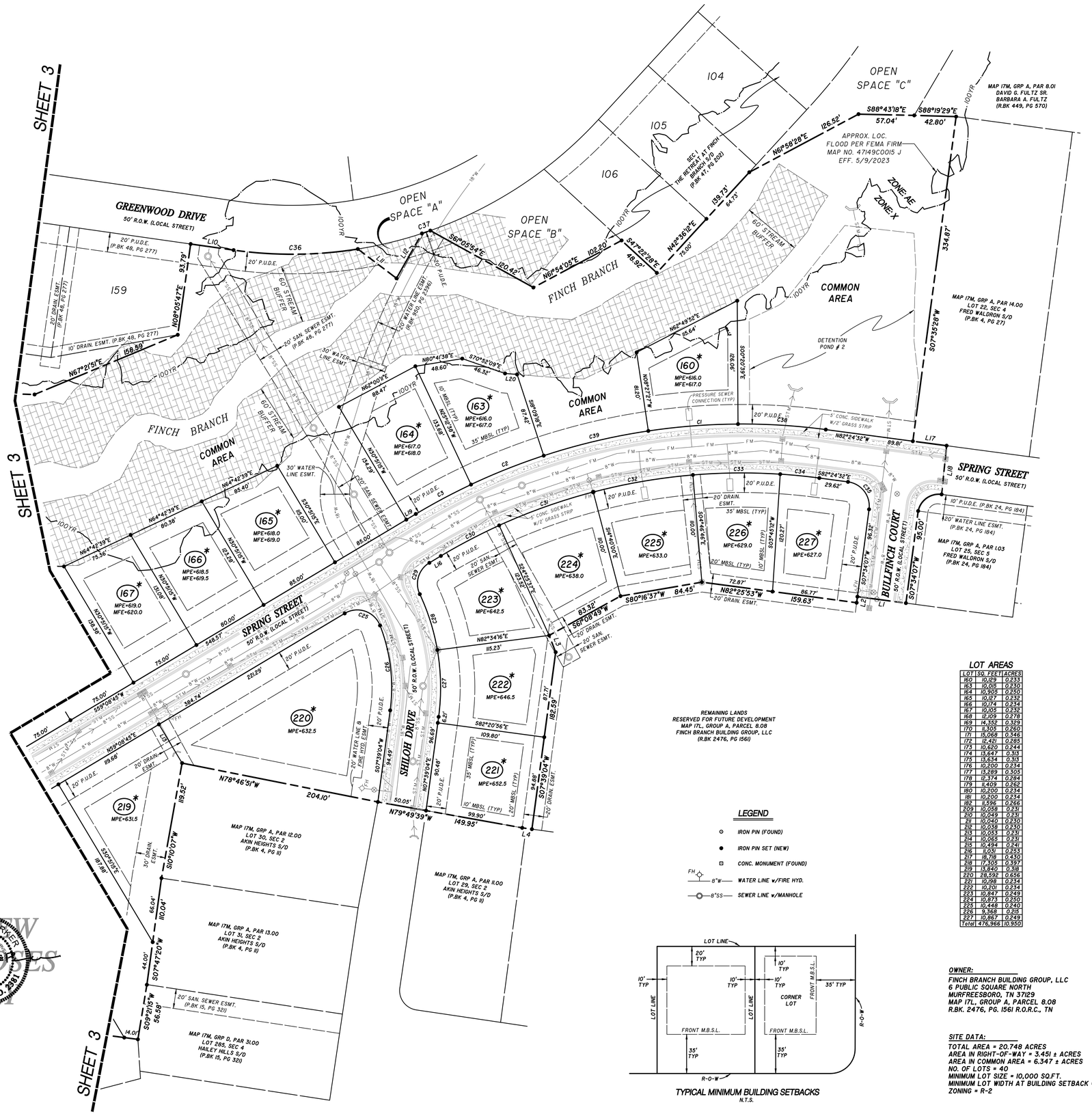
FINAL PLAT

Section 3
The Retreat at Finch Branch
SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc.
WWW.SEC-CIVIL.COM
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 4-28-25 REV.:	FILE: RFB_Sec3-FinalPlat	DRAWN BY: JDG	SCALE: 1" = 100'	SHEET 1 OF 3
20066.22					



LOCATION MAP
N.T.S.

north

0 50 100 150
feet

LINE DATA

LINE	BEARING	DISTANCE
L1	N82°25'53"W	50.00'
L2	S07°34'07"W	6.23'
L3	S2°22'32"E	18.41'
L4	N82°17'50"W	10.00'
L5	N82°26'27"W	25.79'
L6	N07°33'35"E	21.64'
L7	N37°07'53"W	35.06'
L8	N52°52'07"E	35.10'
L9	N08°05'47"E	21.33'
L10	S8°54'13"E	44.33'
L11	S52°5'42"E	49.57'
L12	N29°35'47"E	52.73'
L13	S30°5'15"E	46.13'
L14	S82°25'37"E	8.67'
L15	S82°26'27"E	36.02'
L16	N59°08'45"E	13.68'
L17	S82°24'32"E	34.80'
L18	S05°49'01"W	50.06'
L19	S59°08'45"W	11.29'
L20	S85°20'20"E	12.36'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	650.00'	8°06'48"	92.04'	S85°35'57"W	91.97'
C2	650.00'	7°03'20"	80.04'	S68°19'02"W	79.99'
C3	650.00'	5°38'37"	64.03'	S61°58'03"W	64.00'
C4	250.00'	4°43'03"	20.58'	S6°30'16"W	20.58'
C5	250.00'	32°04'03"	139.92'	S79°53'49"W	138.10'
C6	25.00'	91°37'42"	39.98'	N38°15'18"W	35.85'
C7	50.00'	41°24'35"	36.14'	N28°15'50"E	35.36'
C8	50.00'	53°19'20"	46.51'	N23°19'20"E	44.85'
C9	50.00'	53°30'14"	46.69'	N3°04'35"W	45.01'
C10	50.00'	53°30'37"	46.70'	N84°35'01"W	45.02'
C11	50.00'	53°26'5"	46.64'	S44°56'25"W	44.96'
C12	50.00'	49°04'11"	42.82'	S09°18'56"E	41.52'
C13	50.00'	41°24'35"	36.14'	S13°08'44"E	35.36'
C14	25.00'	90°00'00"	39.27'	S58°33'33"W	35.36'
C15	25.00'	90°00'00"	39.27'	N31°26'27"W	35.36'
C16	25.00'	90°00'00"	39.27'	S52°33'33"W	35.36'
C17	300.00'	2°23'06"	12.49'	S83°39'09"E	12.49'
C18	300.00'	13°46'32"	72.15'	N88°17'09"E	71.95'
C19	50.00'	10°30'03"	9.16'	N86°38'55"E	9.15'
C20	50.00'	42°06'57"	36.75'	S67°02'35"E	35.93'
C21	50.00'	47°49'23"	41.73'	S69°53'49"E	40.53'
C22	50.00'	85°36'02"	74.70'	N43°23'30"E	67.94'
C23	50.00'	19°54'23"	17.37'	N10°32'40"E	17.28'
C24	50.00'	38°38'53"	33.73'	N39°49'18"E	33.09'
C25	25.00'	99°35'27"	43.45'	S37°03'20"E	38.19'
C26	175.00'	28°54'42"	88.31'	S06°48'16"E	87.37'
C27	225.00'	17°29'09"	68.67'	N01°05'30"W	68.40'
C28	225.00'	15°18'50"	60.01'	N17°26'29"W	59.83'
C29	25.00'	64°6'39"	26.77'	N17°00'55"E	33.54'
C30	600.00'	6°25'38"	67.31'	N62°21'54"E	67.27'
C31	600.00'	9°45'37"	102.21'	N70°27'1"E	102.09'
C32	600.00'	9°53'14"	103.54'	N80°18'37"E	103.41'
C33	600.00'	8°31'58"	89.36'	N89°29'13"E	89.27'
C34	600.00'	3°50'15"	40.19'	S84°19'40"E	40.18'
C35	25.00'	89°58'40"	39.26'	S37°25'12"E	35.35'
C36	425.00'	17°11'30"	127.52'	N89°30'02"E	127.04'
C37	425.00'	1°13'09"	9.04'	N77°17'24"E	9.04'
C38	650.00'	7°56'06"	90.02'	N86°22'36"W	89.95'
C39	650.00'	9°41'51"	110.02'	S76°41'37"W	109.88'

LOT AREAS

LOT	SQ. FEET	ACRES
160	10,229	0.235
163	10,015	0.230
164	10,905	0.250
165	10,127	0.232
166	10,174	0.234
167	10,105	0.232
168	12,109	0.278
169	14,352	0.329
170	11,305	0.260
171	15,068	0.346
172	12,421	0.285
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175	13,634	0.313
176	10,200	0.234
177	13,289	0.305
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181	10,200	0.234
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212	10,038	0.230
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222	10,201	0.234
223	10,847	0.249
224	10,873	0.250
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226	9,368	0.215
227	10,667	0.249
Total	476,966	10.950

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- FH 8"W — WATER LINE w/FIRE HYD.
- 8"SS — SEWER LINE w/MANHOLE

TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

OWNER:
FINCH BRANCH BUILDING GROUP, LLC
6 PUBLIC SQUARE NORTH
MURFREESBORO, TN 37129
MAP 17L, GROUP A, PARCEL 8.08
R.BK. 2476, PG. 156I R.O.R.C., TN

SITE DATA:
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AREA IN COMMON AREA = 6.347 ± ACRES
NO. OF LOTS = 40
MINIMUM LOT SIZE = 10,000 SQ.FT.
MINIMUM LOT WIDTH AT BUILDING SETBACK = 75 FT.
ZONING = R-2

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT

Section 3
The Retreat at Finch Branch
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PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
20066.22	4-28-25 REV.:	RFB_Sec3-FinalPlat	JDG	1" = 50'	2 OF 3

REVIEW PURPOSES ONLY
DAVID A. PARKER — LICENSED LAND SURVEYOR — STATE OF TENNESSEE — NO. 2981

GREENWOOD DRIVE
50' R.O.W. (LOCAL STREET)
SHEET 2
20' P.U.D.E. (P.BK 48, PG 277)
10' DRAIN. ESMT. (P.BK 48, PG 277)
152
153
154
155
156
157
158
60' STREAM BUFFER
FINCH BRANCH
COMMON AREA
LIMITS OF FEMA STUDY MAP NO. 47149C0015 J EFF. 5/9/2023
100YR
ZONE: AE
ZONE: X
S81°54'13"E 50.00'
77.84'
27.84'
S74°33'54"E 144.83'
S79°45'37"E 87.09'
N85°42'44"E 134.11'
S88°23'51"E 150.14'
N07°52'07"E 67.77'
N07°33'33"E 44.32'
N07°52'07"E 64.09'
N82°52'07"E 44.00'
S82°26'27"E 136.00'
S75°49'09"E 129.85'
S82°00'48"E 63.80'
S82°00'48"E 154.37'
S89°15'19"E 84.89'
S89°15'19"E 38.12'
S89°15'19"E 88.06'
N64°42'39"E 75.36'
N82°26'27"W 136.00'
S82°26'27"E 165.00'
S82°26'38"E 98.67'
S82°26'16"E 66.33'
N74°46'50"W 91.04'
N82°26'27"W 49.75'
N82°26'27"W 61.25'
S82°26'27"E 73.72'
N82°26'27"W 89.72'
S82°26'27"E 238.45'
S82°26'27"E 80.00'
493.31'
N82°31'29"W 259.74'
N82°17'45"W 169.92'
S82°33'26"W 98.46'
411.98'
N07°33'33"E 150.00'
N07°33'33"E 186.00'
N07°33'33"E 125.79'
S07°33'33"E 125.67'
S07°33'33"E 125.56'
S07°33'33"E 125.44'
S07°33'33"E 125.56'
S07°33'33"E 125.78'
S07°33'33"E 126.00'
S07°33'33"E 123.07'
S07°47'20"W 110.04'
S09°21'15"W 56.58'
S10°10'07"W 119.92'
S59°08'45"E 89.68'
S59°08'45"E 75.00'
S30°51'15"E 167.48'
S24°29'45"E 241.61'
N82°26'27"W 136.00'
N82°26'27"W 86.25'
S82°26'27"E 80.00'
S82°26'27"E 80.00'
S82°26'27"E 80.00

Planning Commission Report
Meeting: May 13, 2025

City of La Vergne

Item #: 14. **Item Title: Discussion - New Zoning Ordinance.**

Reviewed By:

Summary:
This is a discussion of the proposed La Vergne Zoning Ordinance.

Staff Comments / Technical Items:

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

City of La Vergne Zoning

Rutherford County

Poole Knob Recreation Area

Hurricane Creek Boat Ramp

Davidson County

Town of Smyrna

- AG - Agricultural District
- CC - Central Commercial District
- CI - Civic and Industrial District
- DD - Downtown District
- GD - Gateway District
- LI - Innovation District
- ID - Interchange District
- NCD - Neighborhood Commercial
- Neighborhood Mixed Use
- PDR - Planned Residential District
- ER - Estate Residential District
- R1 -SIngle Family Residential Neighborhood Area
- R2 - Mixed Residential Neighborhood Area
- R3 - Mixed Use Residential Area
- R4 - Mobile Home

N

0 2,500 5,000 10,000 15,000 20,000 Feet